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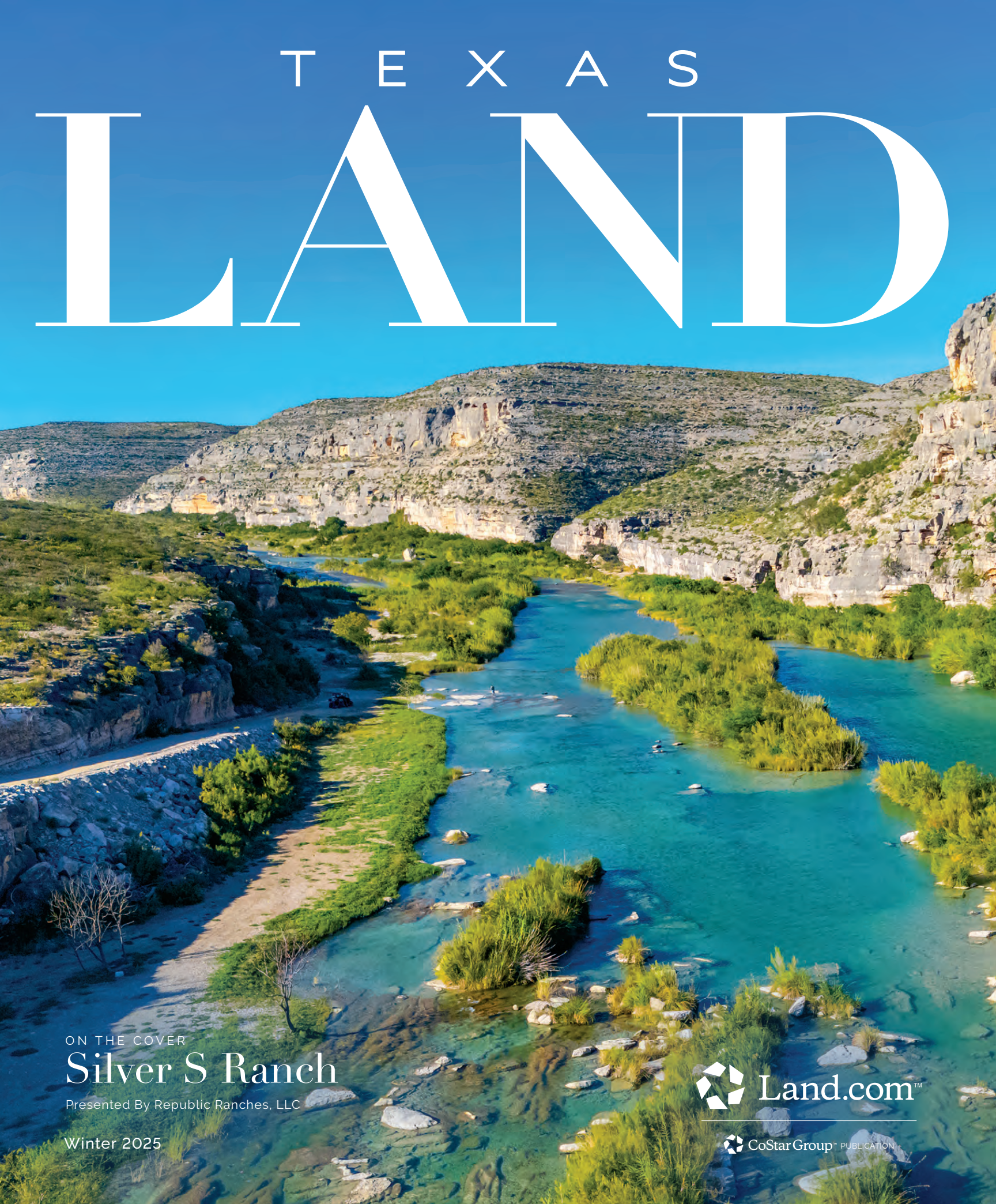

ON THE COVER

Silver S Ranch

Presented By Republic Ranches, LLC

Winter 2025

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SILVER S RANCH

SILVER S RANCH

Located on the Lower Pecos River in southwest Texas, this inspiring property is a once-in-a-lifetime opportunity for any rancher, hunter, or adventurer.

26,150± Acres

VAL VERDE COUNTY, TEXAS

Property ID: 23062844

$44,000,000

REPUBLIC RANCHES LLC

Learn More on Page 10

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Winter 2025

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Located on the Lower Pecos River in southwest Texas, this inspiring property is a once-in-a-lifetime opportunity for any rancher, hunter or adventurer.

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1 Cody Musick

Cody J. Musick, RPLS, is the founder of Waymaker | Land Advisors & Surveyors, based in Fredericksburg, Texas. With nearly two decades of experience in professional land surveying, Musick and his team specialize in helping families, estates, and rural landowners navigate the complexities of dividing and developing land responsibly. After a successful career in the energy sector, he founded Waymaker in 2020 with a mission of bringing clarity, integrity, and intentionality to rural land planning. Musick's work blends technical expertise with strategic advice to help families find clarity, protect peace, and preserve value around their greatest asset—land. Find out more at **WaymakerLand.com**

2 Garry Stephens

President and CEO Garry Stephens joined the Wildlife Habitat Federation in 2016, working closely with landowners, local governments and partner organizations to optimize the benefits of conservation management and restoration of wildlife habitats. Previously, Stephens served the USDA Natural Resources Conservation Service (NRCS) for nearly 30 years both as a district conservationist, responsible for all conservation programs within a four-county area, as well as a wildlife biologist for a 52-county area in South Texas. Stephens, who holds a BS in Wildlife and Fisheries Sciences from Texas A&M University, has also managed working lands in Texas and Arkansas for wildlife and livestock interests. Find out more at **WHF-Texas.org**

3 Charles Gilliland

Dr. Charles Gilliland grew up on a cattle ranch and graduated from Regis College in Denver, Colorado. He currently holds an appointment as a research economist with the Texas Real Estate Research Center at Texas A&M University and an appointment as adjunct associate professor of agricultural economics at Texas A&M University. Dr. Gilliland is a Helen and O.N. Mitchell Fellow of Real Estate and a clinical professor of finance teaching real estate investment analysis for the master of real estate program at the Texas Real Estate Research Center at Texas A&M University. Find out more at **RECenter.tamu.edu**

4 Texas Wildlife Association

The Texas Wildlife Association is a statewide membership organization that serves Texas wildlife and its habitat, while protecting property rights, hunting heritage and the conservation efforts of those who value and steward wildlife resources. TWA focuses its mission on private landowners and their ethical relationship to the land, and TWA concentrates on issues relating to private property, hunting and hunter rights, and conservation of our natural resources. The organization's headquarters is located in New Braunfels, Texas. Find out more at **Texas-Wildlife.org**

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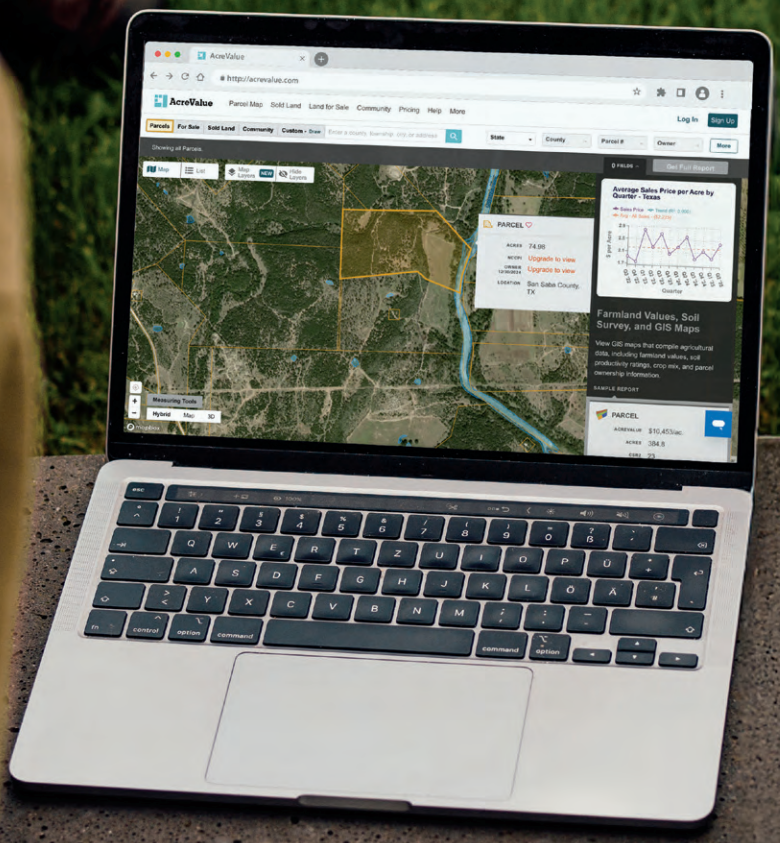

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ON THE COVER

SILVER S RANCH

26,150± Acres in Val Verde County, Texas

Presented By Republic Ranches, LLC

Explore the breathtaking beauty of the vast Silver S Ranch. . .

Located on the Lower Pecos River in southwest Texas, this inspiring property is a once-in-a-lifetime opportunity for any rancher, hunter, or adventurer that includes 9.25± miles of stunning river frontage, the impressive historic Harkell Cave, access to 18 water wells, multiple homes, and a deep connection to nature and diverse wildlife.

Boasting an unprecedented investment in road and access development, the owner will have easy access to enjoy, utilize and manage the large ranch. In addition to the quality roads and drivable river access, the property is equipped with five homes, a shop, an equipment barn and several other updated structures. The clear water of the Pecos River, rippling arroyos and active wildlife create an extraordinary oasis from the outside world.

Water

The 9.25± mile stretch of the Lower Pecos River is a mesmerizing sight, featuring clear spring-fed waters, towering canyon walls and an incredible fishery. This secluded river corridor offers deep holes and small rapids, making it perfect for canoeing, kayaking, fishing, tubing, waterfowl hunting, wildlife watching, and simply exploring. Anglers can anticipate catching largemouth bass, sunfish, freshwater drum, catfish, and carp. The expansive river frontage provides unmatched beauty and endless opportunities for exploration, a feature rarely found on other ranches.

A distinctive aspect of the ranch's riverfronts are the conveniently located put-in and take-out points offering easy access to water activities. To the north is the Grape Vine access point while the Live Oak access point lies to the south, both allowing a sports car to reach the river's edge. The vega along the river at the Live Oak access point stretches for nearly 1.5 miles providing another exceptional opportunity for usable river frontage.

In addition to the river, the ranch boasts 18 water wells, the majority of which are operational and provide water for wildlife, as well as distribution to drinkers and natural water features. Several of the water wells are capable of flow rates exceeding 100 GPM, ensuring reliable and abundant water throughout the property.

Topography & Rangelands

As you travel west from the Texas Hill Country to the Trans Pecos, there is a certain element that sets one ranch apart from another, known as the "wow" factor. The Silver S Ranch embodies the wow factor, thanks to its unique natural features and enhanced accessibility within the rugged terrain of the lower canyon lands of the Pecos River.

In addition to the breathtaking Pecos River Canyon, the ranch is home to numerous other stunning canyons, including the massive Harkell Canyon and the equally impressive Moose Canyon. The property also boasts a variety of caves, shelters and rock art sites inviting exploration and discovery. Elevations range from about 1,320 feet to nearly 1,935 feet at several locations.

Native grasses and a wide range of brush cover the ranch, with stands of live oaks and shin oaks found within the canyons and arroyos.

Historically, much of the ranch was used for sheep grazing and some limited cattle grazing. It is currently managed for wildlife and has been for some time.

Wildlife, Hunting & Fishing

The Silver S Ranch is teeming with wildlife, offering an abundance of hunting and viewing opportunities. The seller has made significant investments in the quail and deer populations as well as other wildlife. The ranch is home to quality populations of white-tailed deer, scaled quail, javelina, aoudad, dove and waterfowl. A year-round supplemental feeding program is in place with blinds and feeders placed across the property. Predators including mountain lions, coyotes, bobcats and foxes can also be found on the ranch. Occasionally a mule deer will make an appearance, and black bears are expanding into the area.

Birdwatching opportunities exist with migratory songbirds and raptors present during different seasons. Situated along the Monarch butterfly migration route, ranch owners can witness one of the world's most awe-inspiring phenomena during the October migration.

Roads

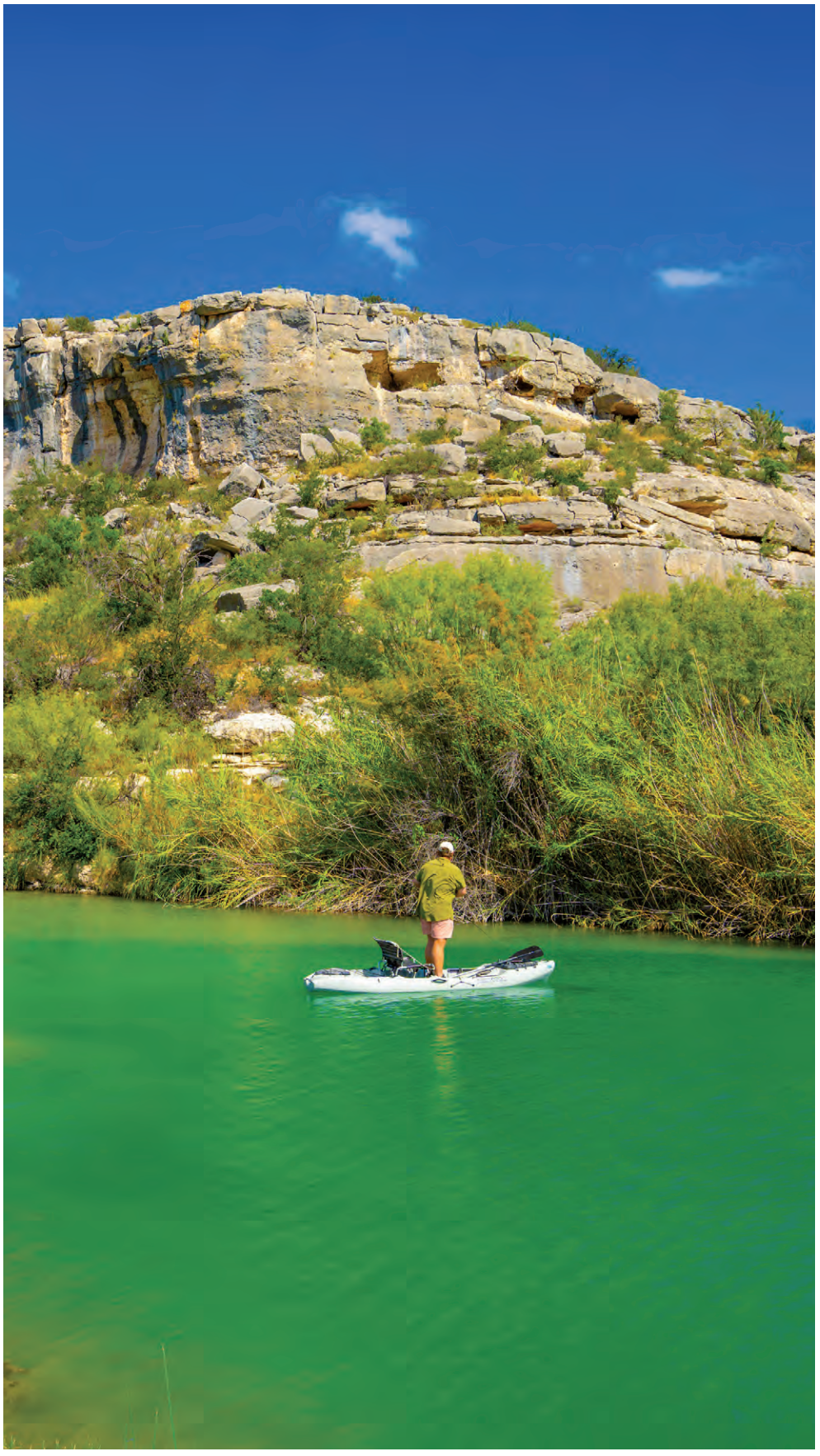
Access is one of the most crucial requirements for a property of this size. The Silver S Ranch delivers 24 miles of professionally-built roads with reinforced culverts, designed to last for years with minimal maintenance. There are two drive-down roads leading directly to the river, both allowing 2WD access. Each road is strategically spaced about a day's fishing distance apart. These top-notch roads make the ranch usable at a level that is hard to replicate.

Homes & Structures

At the heart of Silver S is the main headquarters that includes the newly-updated, historic 3-bedroom Merle and French Ingram cut limestone home that dates back to the 1930s. A small remodeled guest cabin, a relatively new ranch hand trailer, an equipment barn, a shop, a storage barn, and several other outbuildings can also be found in the main headquarters area.

To the north, there is an additional 4-bedroom ranch home with an open floorplan and nearby small barn used for hunting vehicle storage. This home is is convenient to Pandale Road, allowing easy access to the property.

To the south you will find a visually-appealing and comfortable 3-bedroom double-wide overlooking the stunning Pecos River and Harkell Canyon.



Special Attractions

The Harkell Cave is hidden on the Pecos River side of Harkell Canyon with commanding views of the river. The cave has been cleaned and equipped with a fire pit, chairs and a hefty supply of firewood, providing the perfect spot to relax, or enjoy the spectacular canyon and river views, complete with an adult beverage and cigar. The cave is accessible via trail and a set of custom steps with rails, making it an ideal retreat.

The drivable access point at Live Oak has a beautifully maintained lawn in the river vega offering a scenic setting for camping and cookouts. The road leading out of the River through the ranch's Live Oak Pasture, named after the large Live Oak along the river that has managed to grow and thrive seemingly out of solid rock, is known as the Encino Solo Trail. In the early days of ranching in this part of Texas, the area ranchers used the Encino Solo Trail to cross the Pecos River and move their livestock from pastures east of the river to shipping points on the western side.

On the northern portion of the river is the Grapevine entry point where swimmers, kayakers, and tubers can access the water for a peaceful float downstream to Live Oak.

History

The ranch has numerous sites containing Native American pictographs (rock art). Shumla Archaeological Research and Education Center studied the pictographs on the property. The team found that the upper bench of an offshoot canyon, running west and adjacent to the Pecos River, contains an archaeological rock art mural that is approximately 43 meters long with 36 different grinding features and remnant paint interspersed among the bedrock. The rock art features a large Pecos River style mural, an art style that dates back approximately 3,000 years.

The nearby town of Langtry is rich in history and is known for Judge Roy Bean and his colorful style of justice. Langtry offers the Judge Roy Bean Visitor Center and a few services.

Seminole Canyon State Park is just down the road where human habitation started about 10,000 years ago. The cave art is stunning and is very similar to the art found on Silver S Ranch.

26,150± Acres

VAL VERDE COUNTY, TEXAS

Property ID: 23062844

$44,000,000

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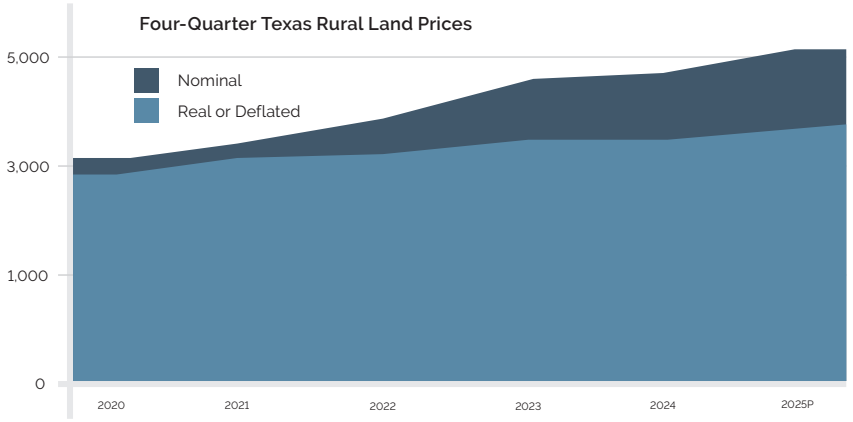
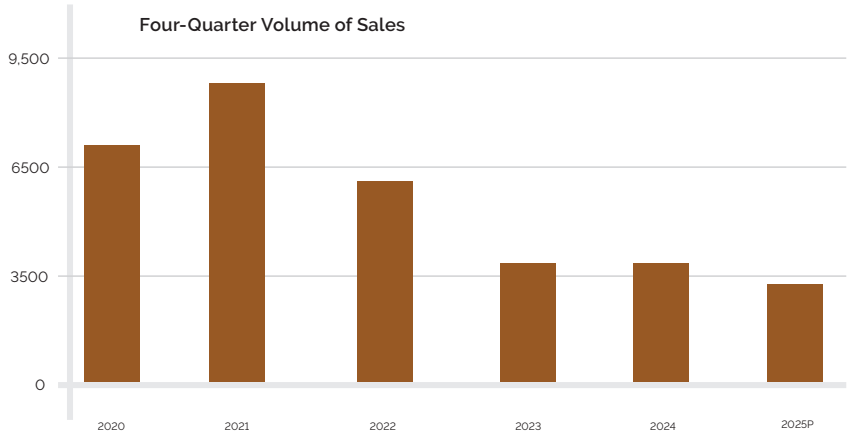
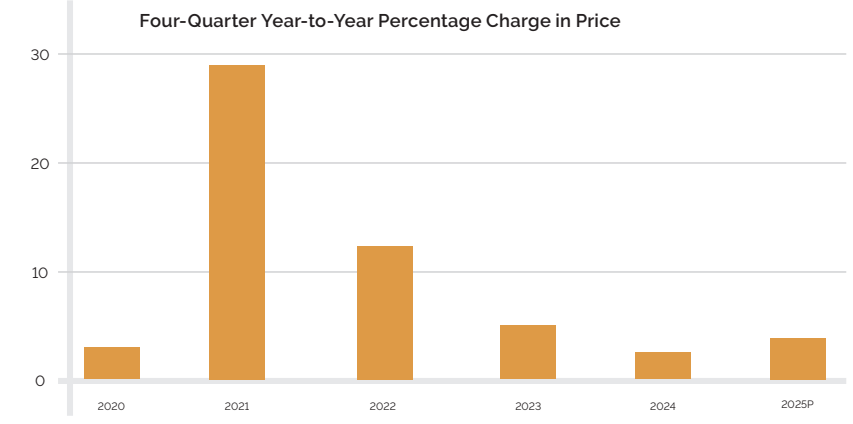
Texas Land Markets

Third Quarter 2025







REPORT BY
CHARLES E. GILLILAND, PH.D.
Research Economist, Texas Real Estate Research Center at Texas A&M University

Unprecedented government expenditures during and immediately following the COVID pandemic served to devalue the dollar inspiring an inflationary surge. Investors flocked to hard assets to protect their wealth inciting a scramble to buy rural land. Sales volumes surged to never before seen totals and prices soared. Recent market activity suggests that the frenzy has ended with the current preliminary third quarter reports of 3,282 sales amounting to a 61.4 percent drop from the 2021 total of 8,499.

At $5,155 per acre, current prices remain on the increase, rising 5.4 percent over 2024 prices and 67.9 percent higher than 2020 prices. As the specter of inflation remains in the thoughts of buyers, prices continue to rise although activity levels have returned to more normal totals.

1 Panhandle and South Plains

After a trend toward higher prices, this region posted a pause with the $1,886 per acre price increasing less than 1 percent over 2024 prices. Sales volume also receded 20.1 percent to 283 sales of 47,092 sales. Total dollar volume dropped 11.6 percent to $88.8 million. The stagnant price trend and slow volume with declining total dollar volume suggests that demand remains weak.

2 Far West Texas

The meagre volume of sales, only 24 over four quarters, yields little evidence of general market trends in West Texas. However, the price settled at $714 per acre, up 15.9 percent.

3 West Texas

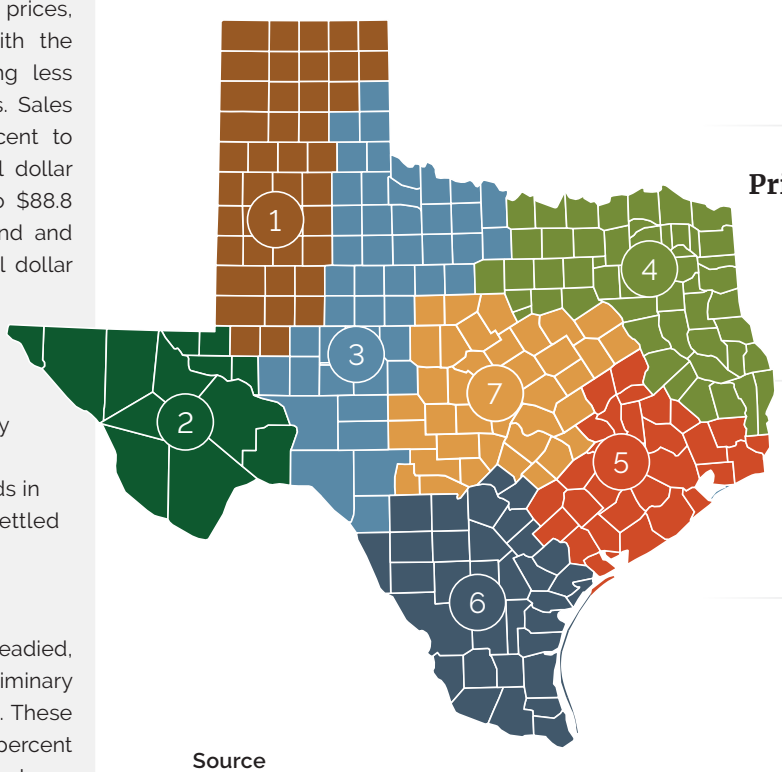
The decline in sales volume steadied, down only 1.8 percent in preliminary third quarter reports to 482 sales. These transactions posted an 18.8 percent increase to $2,859 per acre. The strong price did not overcome the weak number of acres as total dollar volume declined 10.3 percent to $190.1 million. These developments suggest that sales continue to occur in higher quality land.

4 Northeast Texas

Sales volume continued to languish in the region, falling 25.6 percent from a year ago mounting only 731 transactions. Reporting problems may have contributed to this continuing dearth of activity. However, prices did modestly rise 4.3 percent to $9,303 per acre. A total of 24,741 acres sold, a decline of 12.5 percent and dollar volume also fell 8.8 percent to $239.5 million.

5 Gulf Coast–Brazos Bottom

Prices in this region rose 9.3 percent to $10,984 per acre. Volume dropped 7.2 percent to 488 sales. Total dollar volume slid 3.7 percent to $191.5 million and total acreage declined 11.8 percent to 17,432 acres.



Source
Texas Real Estate Research Center

Current Preliminary Third Quarter Sales

3,282

Price Per Acres Increased to

$5,155

Sales Dropped from 2021

61.4%

Price Rising from 2024

5.4%

6 South Texas

Prices in this region leveled off, increasing 0.6 percent to $6,041 per acre. At 312 sales in preliminary volume reports, activity levelled off with only a 1.0 percent decline. Total acreage inched up 0.3 percent to 24,395 acres. Total dollar volume posted a 0.9 percent increase to $147.4 million.

7 Austin–Waco–Hill Country

Prices increased a modest 3.8 percent to $7,731 per acre. Sales volume dropped 3.5 percent to 962 transactions contributing to a drop in total dollar volume of 4.2 percent to $352.2 million. Total acres fell 7.6 percent to 45,558 acres.

The Future

Dry conditions ranging from moderate to exceptional drought plague much of Texas. As the fall unfolds, observers express concerns about the outbreak of screwworms in Mexico and weak prices for agricultural commodities.

In general, markets appear to have reached sustainable levels of activity at historically high prices. Market price performance has improved. Anticipated price weakness has vanished amid continuing price increases.

THE WAY FORWARD

Dividing Family Land

Ancient Lessons for Modern Challenges

Families who share land rarely share the same vision for it. When heirship comes to fruition, one person sees opportunity in the water, desirable views, access, and market potential, while another sees family heritage in the memories, workable land, and a promise worth keeping. The cherished asset becomes the source of their mounting conflict, which is common with land held in undivided interest.

It's a story I've seen unfold countless times. Land appreciates, and prosperity brings complexity. Each family member, though united by blood, views the land and its potential differently. Some want to keep it, others want to sell, and a few just want clarity.

Here's the fascinating part: this isn't a modern story. Long before survey plats, deeds, or county maps, two men stood on the same soil and faced the same dilemma. Their herds had grown too large, their people too many, and their shared land could no longer sustain them.

One chose by sight, drawn to what looked most fertile and promising. The other chose by faith, trusting that peace and patience would secure a better future. Their names were Abram and Lot, and their decision, recorded in Genesis 13, still resonates with every modern family wrestling with dividing their land.

As a land surveyor and advisor, I've learned that most conflicts in family land divisions aren't really about boundary lines or acreage, instead they're about motives and perspective. What looks like a technical problem often starts as a human one.

At Waymaker, we've always said the best outcome for the land is for it to stay together. We cherish wide-open spaces and working ranchland, and we share the conviction of many land brokers and appraisers who work tirelessly to keep legacy properties intact. But the reality is, more land is being divided than aggregated, and someone must stand in the gap helping families do it in a better way—responsibly, thoughtfully and in a manner that preservess both peace and value.

The real work begins with clarifying intent, understanding constraints and regulations, and mapping a strategy that balances fairness, feasibility, and future value.

In this series, we'll explore three critical viewpoints or lenses that bring clarity and confidence to the process:

1. **The Physical Lens:** Understanding boundaries, access, utilities, and water, ensuring each tract stands on its own.
2. **The Regulatory and Legal Lens:** Navigating county subdivision rules, family exemptions, floodplain impacts, and permitting.
3. **The Relational Lens:** Balancing "fair" versus "equal," aligning intentions, and avoiding undivided interests that strain families for generations.

A successful land division doesn't start with a deed but with discernment. The goal isn't just dividing the property, it's preserving peace, protecting value, and creating a legacy that endures long after the survey stakes are set and new fences are erected.

Because in the end, an undivided interest in family land often divides families.

Find Out More
For a step-by-step guide about land division, scan the QR code.

By **Cody J. Musick, RPLS**
Founder, Waymaker |
Land Advisors & Surveyors

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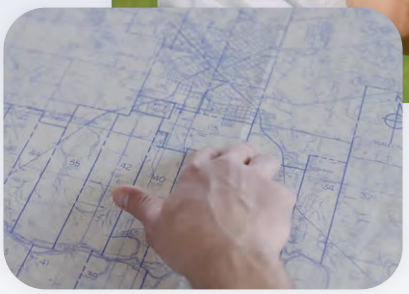

Land Division Services

Making decisions about your land can be overwhelming. Partnering with Waymaker ensures you have the best land advisors and surveyors by your side. Waymaker helps you navigate complex regulations and uncover options you didn't even know existed, ensuring your land is wisely managed for future generations.

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Land Specialist

spe·cial·ist | spe-sh(ə-)list *noun*

a person who specializes in a particular occupation, practice or field of study

Where do you live?
In 2000, I moved from my hometown of Cypress near Houston to Burnet. When I grew up, Cypress was completely rural with lots of rice and dairy farming. When I moved, it was more populated than Phoenix, Arizona.

Where do you work?
Our business is headquartered in the Hill Country town of Burnet. Our office is a beautiful, two-story rock building that has the distinction of being the oldest commercial building in town. Our territory covers the entire state and for a period I worked in Chihuahua, Mexico. Our philosophy is that we go where the business is, but our focal point is the Hill Country region.

What are the three most important tools in a ranch real estate professional's tool kit?
In today's world, you have to have a cell phone or an iPad that has internet service for interactive maps, a comfortable mode of transportation for your clients that allows you to access the entire ranch, which is usually either an ATV like a Polaris or Can-Am, and databases that allow you to pull up comps or specific features like water wells in the area. Keeping clients comfortable and informed are vital.

What are your favorite way to enjoy time in the outdoors?
Bird hunting, hands down. We were in Africa last year. I love Africa and have been several times, but to me, bird hunting is the ultimate sport.

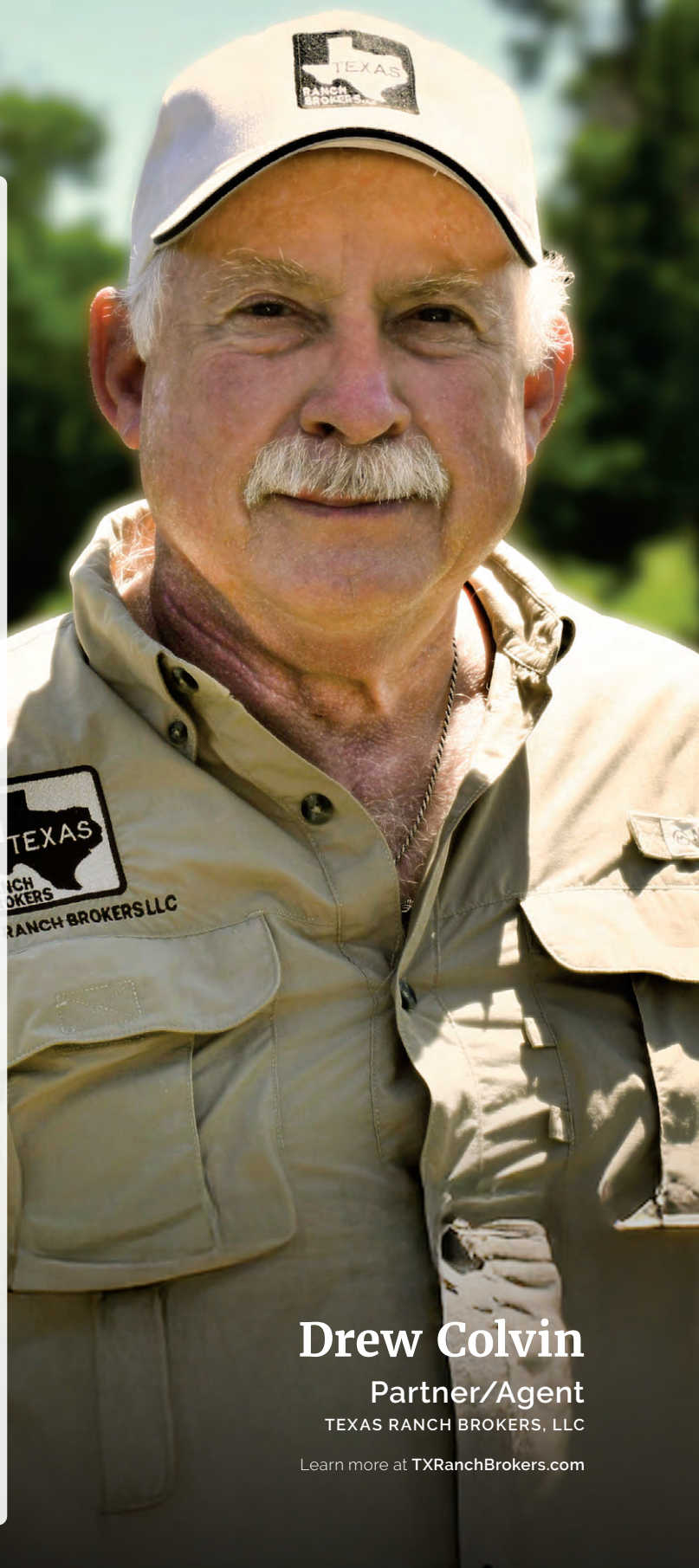
What do you like best about selling ranch and recreational real estate?
We deal primarily in recreational and legacy properties, so that's what we're dealing with in Burnet; there are no working ranches here to speak of. Our clients are looking for a weekend place, a hunting place, an investment or a site for some potential development.

I like working with those people, because our typical client is a private business owner, generally in the trades, who has been very successful, but is also just a "regular guy." They've worked hard and now they're able to live their dream.

Describe your perfect workday.
Hitting the road, seeing new country, seeking out listings or showing property and meeting new people. I love seeing new country. That's why we cast such a big loop. I want to see what's around the bend. I'm never completely happy sitting still because I'm always itching to see the next place.

If you could only eat one food every day for the rest of your life, what would it be?
Mexican food. Can there be any questions?

What is the best part of being a ranch and recreational real estate professional?
Gosh, you get to live one of the best lives that you can. I worked in the corporate world, so I've got something to compare it to. You get the freedom to set your schedule, even though you're responding to other people. It's sunshine, outdoors, wildlife and good people. It's ever-changing, diverse and rewarding.



Drew Colvin

Partner/Agent

TEXAS RANCH BROKERS, LLC

Learn more at **TXRanchBrokers.com**

Land Specialist

spe·cial·ist | spe-sh(ə-)list *noun*

a person who specializes in a particular occupation, practice or field of study

Where do you live?
Cedar Park, northwest of Austin. When I first started in the business, it was a sleepy little town and now it's an extension of Austin.

Where do you work?
Our office is in Burnet. Although we work all over the state, our primary focus is the Central Texas and the Hill Country.

What makes the corner of the world where you work special?
I think every part of Texas is special, but Central Texas is so diverse. You get a little bit of everything from gently rolling, productive land to the diverse topography, stunning live-water properties in the Hill Country, all without driving too far. Plus, we're close to metropolitan areas so the pool of buyers is substantial.

What are the three most important tools in a ranch broker's kit?
Knowledge of the land, of the industry and of your clients' goals. Integrity, which is important in all aspects of life. And a work ethic. If you bust your tail and do the right thing, success will come.

If you could call anywhere on the planet home, where would it be? Why?
I like exactly where I am, but if I had to move, my new home would be in a place where there is a good fishing hole—and it would be in Texas.

What is your favorite way to enjoy time in the outdoors?
Bay fishing. I love chasing reds and trout. .

Listener or talker?
If I'm just shooting the bull, I'm a talker. When I'm working, though, I'm a listener. My job is to understand what my clients want and deliver it.

If you could only eat one food every day for the rest of your life, what would it be?
Barbecue. I love smoked meat—and there's a lot of variety, brisket, sausage, ribs, turkey, chicken. The real test of a barbeque place is their brisket.

If you could give a one sentence piece of advice about how to live life, what would that be?
Do your best, have integrity and treat people right. It's just common sense and common decency.

What is your most memorable deal to date?
It would be when I first went out on my own, just after the real estate bust of the '80s. There were a handful of big ranch brokers who did a lot of business—and I wasn't one of them. There was a gentleman who gave me the opportunity to list his 1,200-acre ranch. He told me, "Those other guys have a lot of big listings. You'll only have mine, so you'll work your tail off for me." I did. It sold, and it got the ball rolling for me. I've always been grateful to him for taking a chance on me.

What is the best part of being a ranch and recreational real estate professional?
Seeing God's handiwork in the land He created. So many times, I've been out on places, looked around and said, "There's no way there is not a higher power." And, of course, the people. This industry is full of great people.

Mike Bacon
Broker/Partner
TEXAS RANCH BROKERS, LLC

Learn more at **TXRanchBrokers.com**

Land.com™

LAND STAR AWARDS

The Land Star Awards recognize America's top rural real estate brokers, agents and companies. Submissions are benchmarked against closed transactions to generate an objective, results-driven list of premier producers.

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Icon Global designs and implements strategic, tactical marketing and sales campaigns for unique, high-end properties globally.

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Valley de Taos Ranch

PRIVATE HOSPITALITY

191± Acres in Taos, New Mexico

Presented By ICON GLOBAL

Located 10 min from the historic Taos square

Easy access to trout streams and ski resorts

World-class equestrian facilities

The ever-changing light illuminates the striking beauty of the 191± acre Valley de Taos Ranch, located where the desert meets the Sangre de Cristo mountains just 10 minutes from the historic square in Taos, New Mexico. Tracing its history to the earliest days of the Territory (and much earlier), the property has long been coveted for its productivity, peace and proximity. With impeccable accommodations, world-class equestrian facilities and nearby trout-filled streams, it is ideally suited as a corporate retreat or private hospitality ranch.

For those who love art, history, cuisine and the outdoors, the Valley de Taos Ranch puts you in the heart of it all. Petroglyphs of fowl, fish and elk along the Rio Pueblo that borders the ranch attest to the place's longstanding significance to Indigenous people before the Spanish colonial era. The thriving creativity of Taos that has inspired generations of artists, chefs and entrepreneurs is just minutes away.

The wild majesty of the Gorge and Rio Grande River are equally accessible. The heart-pounding thrill of New Mexico's premier ski destinations—Taos Ski Valley, Red River and Angel Fire—are all less than an hour away. Santa Fe, arguably one of the nation's most culturally and artistically significant destinations, and its regional airport are a 90-minute scenic drive away.

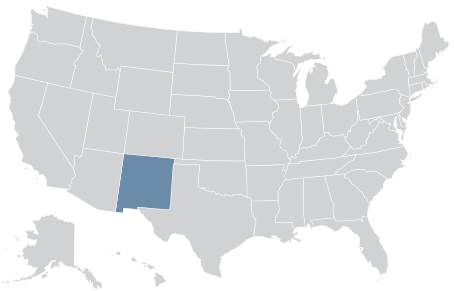
The elevated living is as stunning as the landscape. Designed to cosset residents and guests in luxury, the 27,397± square-foot, two-story adobe main house features 27 bedrooms—19 bedrooms with private bathrooms and eight two-bedroom/one-bathroom suites. (Two of the bedrooms include ADA-compliant bathrooms.) Additionally, the main house has five meeting or lounge rooms, an exercise room, five restrooms, and an employee lounge, two business offices and a commercial kitchen with a walk-in cooler.

The two-story, adobe guest house, encompassing 9,790± square feet, includes three bedrooms with private bathrooms, four living rooms, an entertainment room, three conference rooms, two offices and a kitchen and dining area.

The ranch infrastructure is as well-appointed as the living spaces. Facilities include the 3,260± square-foot, frame-sided horse barn with an open interior center and 10 horse stalls (five per side), a heated vet room and office, and a second-floor hay storage area; the 2,435± square-foot frame-sided red barn with a large assembly room, kitchenette or break room, and two restrooms; the 420± square-foot donkey barn with an open loafing area and two stalls and the 1,708± square-foot open-sided hay (pole) barn.

In addition, the property offers the 5,735± square-foot, frame-sided maintenance barn with a commercial laundry, offices, workshop, employee's break room, two restrooms, and storage area; the 3,212± square-foot garden prep building features a commercial kitchen with two walk-in refrigerators, a walk-in freezer, pantry area, office room and enclosed loading area; the 1,950± square-foot greenhouse with airlock entry, hot water radiant heating and evaporative cooling; and the 3,800± square-foot frame-sided equipment barn is an open interior building featuring large doors for easy access on the south side.

Valley de Taos Ranch is a rare opportunity to own a living sanctuary in the timeless landscape of New Mexico, where desert beauty, mountain strength and endless horizons come together in a harmonious whole.



191± Acres

TAOS COUNTY, NEW MEXICO

Price Upon Request

ICON GLOBAL

214-855-4000

Info@Icon.Global

Icon.Global

McCulloch County Ranch

3,418± Acres in McCulloch County, Texas

Presented by Ranchland Real Estate and La Gloria Land Company

WILL SELL IN SEVERAL TRACT COMBINATIONS
e.g. 568-acre, 1,020-acre, 1,058-acre or 1,455-acre tracts.

Situated in the geographic center of Texas, McCulloch County Ranch Ranch presents a rare opportunity to own a substantial, turnkey property embodying all the characteristics of a premier legacy ranch. Spanning 3,418± contiguous acres in McCulloch County, this exceptional property offers a desirable blend of diverse topography, abundant water features, productive soils, thriving wildlife, and robust infrastructure. With a well-managed deer population, partial high fencing, extensive interior roads, and plentiful surface water, McCulloch County Ranch is exceptionally well-suited for hunting, recreation, ranching, or long-term investment.

Terrain

The ranch's terrain is diverse, ranging from productive level bottomland to gently rolling hills and dramatic ridge lines with 30-mile mesa views. Elevation changes across the property reach up to 130 feet, with the highest point at 1,560 feet above sea level. The ranch drains well, with over 2 miles of seasonal Saddle Creek meandering through the property and several miles of unnamed creek bottoms and natural drainages. Upland areas contain limestone and claystone outcroppings, while lower-lying areas feature soils such as Nuvalde, Mereta, Rowena Clay Loams, and Reap-Leeray complex. Vegetation is primarily mature mesquite trees with native brush, scattered cedar, several live oaks, and large cedar elms in the creek bottoms.

Water

The ranch has ample surface water, consisting of nine stock ponds, the largest being 1.5 acres in size. Saddle Creek traverses the property from south to north, holds an additional 2-3 acres of water in several pools long after rains, adding to the already abundant water sources for wildlife. Saddle Creek has several locations that would make excellent candidates for future lake sites. The ranch has nine water wells: four with electric submersible pumps and pressure tanks, and five solar-equipped wells with 1,500-gallon storage tanks. A network of 10 concrete troughs is supplied by buried PVC pipelines. In addition, the ranch has a meter with Millerview-Doole Water Supply Corporation at the CR 346 entrance.

Wildlife

In recent years, the ranch's deer herd has been well managed with selective culling. Whitetail deer, turkey, and hogs are present on the property. Dove hunting is reported to be good at the ponds and food plots. It is common to see several coveys of bobwhite quail while driving through the ranch. There are also free-ranging axis and blackbuck occasionally seen on the ranch.

Improvements

At the center of the ranch lies the original headquarters, which includes an older three-bedroom ranch house (built in the 1950s), several barns and outbuildings, and steel working pens suitable for a large-scale cattle operation. North of the pens is a simple hunter's camp featuring a one-bed bed/one-bath cabin with a wraparound porch, a bunkhouse, bathroom/shower house, and a deer cleaning station. Fencing includes approximately nine miles of high fence, 5.5 miles of low perimeter fence, and nine miles of interior fencing dividing the ranch into seven pastures for rotational grazing. Over 30 miles of improved ranch roads provide excellent access throughout the property. Single-phase electricity is available on-site. There are 14 deer blinds, 14 spin feeders, 14 protein feeders, as well as a bulk feed silo, which will convey with the sale.

Minerals

The seller estimates ownership of approximately 25 percent of the mineral estate. Mineral rights, including all wind, water, and solar rights, will convey with an acceptable offer. There is no current oil and gas production or active lease in place.

3,418± Acres

MCCULLOCH COUNTY, TEXAS

Property ID: 23309871

$11,963,000

Trey Bonner

512-877-0990

RanchlandRealEstate.com

RANCHLAND REAL ESTATE

Matt Mann

713-402-8827

LaGloriaLandCompany.com

LA GLORIA LAND Co

Hidden Valley Ranch

3,290± Acres in Kerrville, Texas

Presented By Dullnig Ranch Sales

Located in the heart of the Hill Country
Incredible live water and water features
Managed for white-tailed deer for 20 years

Owned and operated by the same family for over 40 years, the Hidden Valley Ranch, encompassing 3,290± acres in Kerr County near Kerrville, offers some of the finest live water in the Hill Country. In addition to Bushwhack Creek, multiple hidden springs originate on the property, providing flowing water for nearly 3± miles, and feeding the water improvements highlighted by 12 lakes, waterfalls, and rocked walkways and bridges.

The extensive native stonework complements the inherent beauty of this stunning property. Several homes are strategically located throughout the ranch, with some overlooking the various lakes on the spring-fed creek and others situated with long-range hilltop views. Paved roads wind through the ranch, weaving between the majestic oak trees on the rolling terrain that has been meticulously cleared of invasive juniper.

"In 25 years of marketing outstanding ranches across Texas, I believe Hidden Valley Ranch is the most unique property I have ever had the pleasure of listing," said Robert Dullnig, Broker-Owner of Dullnig Ranch Sales – Kuper Sotheby's.

Improvements

The array of native rock exterior homes and substantial structures accentuate the natural beauty of the ranch and provide ample private space for family, friends, staff and guests:

Lodge, Main House, Villa, Antelope Ridge. Little Rock House, Foreman's House (South Entrance) Foreman's House (North Entrance). Horse Barn. Large Shop. Shop/Apartment.

Bunkhouse. There are over 20± miles of paved ranch roads. With a high fenced perimeter, the ranch includes 15 Executive deer blinds, 15 corn feeders and seven protein feeders.

Water

The water features are exceptional; the water level and flow have remained consistent despite the current, lingering drought. Several strong hidden springs originate on the property providing flow for 3± miles.

The upper end is naturally flowing, very shallow clear water over limestone beds and small falls, while the southern portion flows for 5,003± feet (nearly a mile), through a series of 12 dammed lakes crafted with beautiful rockwork, walls and bridges. Truly spectacular in their construction, the lakes are easily accessible and have some significant deep holes. Maintaining a constant water level, waterfalls flow from one lake to the next, flanked by towering Cypress trees along the banks and creating a pleasant ambient cascade of water.

Bushwhack Creek and other multiple hidden springs provide more live water features, with potential for future expansion. There are nine water wells on the property. The main three homes along the creek are watered by spring water through the spring box.

Wildlife

Thanks to its size, plentiful water, superlative habitat and dedicated management, wildlife is abundant. The north end is game fenced and has been managed for 20 years for white-tailed deer for both numbers and quality in a native Hill Country deer herd. Turkeys roost along the creeks and light into select cleared areas. Occasionally exotics can be found such as Aoudad, Fallow Deer, and Axis Deer on the south end. The ranch is MLDP and has only been hunted by family and friends for the past four decades.

Because of their constant level and depth, the water features provide excellent bass fishing. Migrating ducks are attracted to these large water bodies.

3,290± Acres

KERR COUNTY, TEXAS

Property ID: 22542487

$59,000,000

Dullnig Ranch Sales

210-213-9700

DullnigRanches@gmail.com

DullnigRanches.com

DULLNIG

RANCH SALES

Located less than
30 miles from Austin
1.5± acre Purola Lake
and more surface water
Healthy native
game populations

Keyes Ranch

2,175± Acres in Dripping Springs, Texas

Presented By Texas Ranches For Sale

Keyes Ranch is a true Hill Country standout, offering exceptional raw land with dramatic elevation changes, panoramic 360° views, and two rare, scenic lakes. This is a property where water and topography meet—creating a landscape as functional as it is beautiful. With rolling pastures, scattered hardwoods, and multiple natural water features, this ranch represents one of the best opportunities to secure premier acreage in a highly desirable area near Austin, San Marcos and San Antonio. This property is co-listed with Dave Ramsey and Danny Quinlan at NewQuest.

Prime Location

Located just 9± miles from Dripping Springs—known as the "Gateway to the Hill Country"—Keyes Ranch offers privacy with easy access to wineries, breweries, and wedding venues. Its central location makes it an ideal weekend retreat or long-term investment, with short drives to Johnson City (27± miles), Blanco (28± miles), Austin (29± miles), San Marcos (41± miles), Fredericksburg (57± miles), and San Antonio (78± miles).

Expansive Land

Keyes Ranch is first and foremost, an extremely rare land offering—superior raw acreage with unmatched topography for this part of the Hill Country. Elevations range from 880'± to 1,180'± above sea level, creating multiple build sites with dramatic 360° views. Open pastures, wooded draws, and scattered live oaks, Spanish oaks, and black walnut trees create a quintessential Hill Country landscape and excellent grazing potential. A neighboring property under conservation easement protects two sides of the ranch, ensuring lasting privacy and unobstructed vistas. Large tracts of this size and quality are increasingly rare in this area, making Keyes Ranch an exceptional investment and a unique opportunity to own a premier piece of the Hill Country.

Water Features

Purola Lake, a prominent attraction of the property, currently spans approximately 1.5± acres but has expanded to as much as 12± acres in wetter years—creating a spectacular focal point and natural gathering place. A second lake in the northeastern portion of the ranch, two additional surface tanks, and several wet-weather creeks add by the property's character and provide year-round interest and beauty.

Wildlife

Wildlife is abundant, with frequent sightings of white-tailed deer, turkey, dove and other native game. Four strategically placed feeders help sustain healthy game populations, making the ranch ideal for hunting, wildlife viewing, and recreation.

2,175± Acres

HAYS COUNTY, TEXAS

Property ID: 25369315

$65,250,000

Ken Hoerster, Broker

830-249-9339

Info@TexasRanchesForSale.com

TexasRanchesForSale.com

TEXAS RANCHES FOR SALE

LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE

Underwood Ranch

408.74± Acres in Lampasas, Texas

Presented By Texas Ranch Brokers, LLC

The Underwood Ranch is a remarkable property spanning 408.74± acres of breathtaking land. Situated conveniently on Hwy 281, it boasts a location less than 10 minutes from Lampasas and approximately 1 hour from Austin. The ranch stands out for its exceptional improvements and distinctive features, making it a rare find in the market.

The topography of the Underwood Ranch is diverse and captivating, with over 100 feet of elevation changes that add a dramatic touch to the landscape. Despite the varying terrain, all areas of the ranch are usable and accessible. From the higher elevations, one can enjoy magnificent vistas, while the western views offer awe-inspiring sunsets. The rolling terrain presents a mix of productive bottomland and elevated areas. The majority of the cedar trees have been cleared, leaving behind scattered hardwood cover consisting of live oak, Spanish oak and elm trees. Certain areas have been deliberately left untouched to provide game cover, and there are also approximately 34 acres of coastal fields.

The crown jewel of the ranch is undoubtedly the spectacular main house. A true masterpiece, this stunning home showcases the finest craftsmanship of its builder. Upon entering through the gate, a half-mile concrete drive leads past a beautifully lit fountain in a lake, ultimately bringing you to the grand porte cochere. Positioned on one of the highest points of the ranch, the home offers a commanding view of the entire property, allowing for breathtaking sunrises and sunsets. The single-story residence features a rock exterior, a standing seam roof, 14-foot ceilings, 25 tons of HVAC, and elegant interior

design. Although it is difficult to encompass all the highlights of this remarkable home, a few noteworthy features include four bedrooms, four baths, three half baths, exquisite granite counters throughout, two commercially equipped kitchens, an expansive great room with a massive free-standing bar, a dining area and a heated and cooled five-car attached garage, and a generator that will power the house in the event of a power outage.

The two kitchens in the main house would excite any chef. The main kitchen boasts two Wolf stoves, a Wolf double oven, a Thermador grill/griddle, two dishwashers, a bun warmer, a Kitchenaid refrigerator, a walk-in cooler and a walk-in freezer. The secondary kitchen features a commercial indoor BBQ pit, a fryer, a dishwasher and an eight-foot commercial range hood. When it comes to entertaining and impressing guests, this home surpasses all expectations.

A short stroll from the main house leads to a barndominium consisting of two separate living areas. Each side offers three bedrooms, a full kitchen and two-and-a-half baths. A covered parking area extends across the entire width of the building, providing ample space for vehicles and equipment.

Near the entrance of the ranch, there is a foreman's/guest house that includes two bedrooms, one bath and a garage. It serves as a comfortable and convenient space for additional accommodation.

Additional improvements include a massive multi-use building that is truly exceptional. The insulated metal building is air-conditioned and heated, featuring an office, three baths, a fire-proof safe room, epoxy flooring and an enormous storage area, currently housing a motorcycle and car collection. It provides ample space for various purposes and ensures the utmost convenience.

Water resources are abundant on the Underwood Ranch, making it self-sufficient in this regard. The property boasts eight lakes/ponds scattered throughout, some of which are stocked with bass for fishing enthusiasts. Furthermore, the ranch benefits from five productive electric water wells and two windmill wells, ensuring a reliable water supply. The interior road system within the ranch includes roads paved with concrete or constructed as all-weather roads with a graded base. Approximately 300 acres of the ranch are high fenced, and it holds an MLD permit from Texas Parks and Wildlife. Through an extensive feeding program and experience, a superior white-tailed deer herd has been developed by introducing genetically selected does to complement the native genetics already found on the ranch. In addition to the impressive whitetail population, the ranch is home to axis deer, black buck antelope, red stag and scimitar-horned oryx. There are also opportunities for hunting turkey, dove and ducks.

The Underwood Ranch is an executive property that offers an abundance of variety, beauty and character. Its versatility allows for numerous possibilities, such as serving as a family or corporate retreat, event venue, horse/cattle ranch, or even future development, or just a great place to raise a family. One thing is certain: every time you pass through the gates of this premier ranch, it will bring a smile to your face.

For your private tour contact Drew Colvin 512-755-2078 or Mike Bacon 512-940-8800.

408.74± Acres

LAMPASAS COUNTY, TEXAS

Property ID: 17266913

$21,500,000

Texas Ranch Brokers, LLC

512-756-7718

Info@TexasRanchBrokers.com

TXRanchBrokers.com

Peña Creek Ranch

Presented By Bluestem Ranch Group

NOW OFFERING MINERALS!

Peña Creek Ranch is a true Dimmit County gem, offering 2,427± acres of prime hunting, grazing and recreational land located in the renowned Golden Triangle just 3.5 miles northwest of Carrizo Springs. The ranch, conveniently accessed via Tocquiny Road and with substantial HWY 277 frontage, presents a rare opportunity to acquire a large, versatile property that has been owned by the same family for over 30 years.

Spanning diverse terrain, the ranch features over two miles of both sides of Peña Creek. The landscape transitions from sandy, grass-covered mesquite motts ideal for quail to a central portion rich in high-protein browse suited for trophy white-tailed deer. The property is well-fenced with a mix of high and low fencing. Neighboring ranches are mostly large, long-time family-owned ranches.

The property, which has not been actively hunted or managed for game in over three years, is abundant in native wildlife—whitetail deer, quail, dove, javelina, hogs, and occasional exotics. The open southern and northern pastures, each around 600 acres, are perfect for quail hunting with dogs, while the central 1,200-acre area is prime deer territory.

Water resources are a standout feature, with more than two miles of Pena Creek, a 10± acre lake, three reliable tanks and five wells (four domestic, one unequipped Carrizo irrigation).

Accommodations includes a modest 1930s two-story rock house with a substantial 1980s addition, a three-bedroom bunkhouse, barns, and a game processing area.

Attractively priced at $2,995/acre with some mineral rights negotiable, Peña Creek Ranch combines size, location, water, wildlife and functional improvements for discerning buyers seeking a classic South Texas property.

- Deep in the heart of the Golden Triangle
- Private access to Peña Creek for 2± miles
- Great habitat for bobwhite quail and whitetails

2,427± Acres

DIMMIT COUNTY, TEXAS

Property ID: 24186713

$7,269,000

John Lynd, Broker

830-446-6145

John@BluestemRanchGroup.com

BluestemRanchGroup.com

BLUESTEM RANCH GROUP

Freundschaft Ranch

Presented By Compass

Welcome to Freundschaft Ranch, a unique off-grid retreat nestled on over 160 acres of breathtaking Texas countryside.

Imagine stepping outside onto land carved out of the purest land in Texas. With multiple lakes and ponds with their own water source, you have endless opportunities for fishing, swimming, or simply enjoying the tranquil reflection of the most magical sunrises and sunsets. Multiple paths and trails invite you to explore every inch of this majestic landscape, whether on foot, horseback, or ATV. Best of all? This entire estate is completely off-the-grid. Powered by a state-of-the-art solar energy system and supported by multiple deep wells, you'll enjoy modern amenities with zero reliance on public utilities. This is true independence.

The heart of the ranch is the magnificent, custom-built home. Designed with the utmost elegance and modern comfort, with panoramic views from every room. The attention to detail is evident in the custom millwork and open-concept design, which is perfect for entertaining with a true indoor-outdoor feel. For your family and friends, there are two charming, fully equipped guest cottages, offering private retreats right on the property, making hosting a breeze.

But the fun doesn't stop at the house. This ranch is built for play. The centerpiece of your social life will be the massive party barn—a fully finished, heated, and air-conditioned space perfect for weddings, corporate events, or weekend get-togethers. It features a full bar, game area, and enough space to host dozens of guests. For the equestrian enthusiast, the horse barn is ready for your stable, featuring multiple stalls. For your gun enthusiasts, there is a long-distance rifle range and a large covered Trap shooting stand.

What truly sets Freundschaft Ranch apart is its incredible versatility. This property offers the ultimate in personal enjoyment—a private haven for family and friends. Yet, it also presents an exceptional opportunity as an income-producing commercial property. Imagine hosting exclusive events, corporate retreats, or operating it as a high-end luxury rental. The infrastructure is already in place to support both your private dreams and your entrepreneurial ambitions.

From the abundant wildlife—deer, wild turkeys, owls and eagles—to the peace of mind that comes with complete self-sufficiency, Freundschaft Ranch is more than a home; it's a legacy. If you've ever dreamed of an escape that offers both supreme luxury and total freedom, whether for personal use or as a unique business venture, this is your opportunity.

- Located less than an hour from College Station
- Nine acres of lakeside beauty
- Beautifully designed main home

160± Acres

GRIMES COUNTY, TEXAS

Property ID: 25465056

$8,495,000

Alison Sewell

832-428-8970

Rick Doak

979-551-0025

Compass.com

COMPASS

HOOD

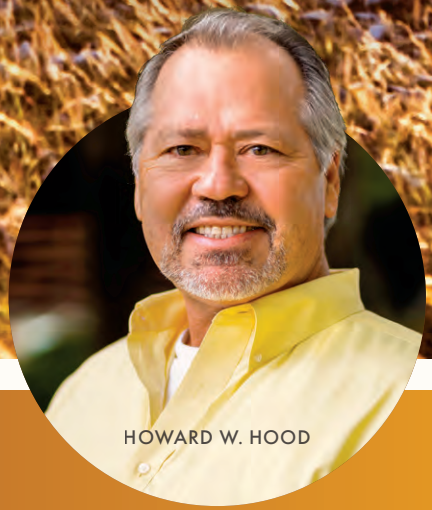
REAL ESTATE INC

Premier Farm & Ranch Real Estate Brokerage in the Heart of Texas

Hood Real Estate Inc. is a premier farm and ranch real estate brokerage located in the heart of the Texas Hill Country. In 1992, Howard W. Hood founded Hood Real Estate Inc. with aspirations to turn his core family values and passion for real estate into a business legacy. Over the past 33 years, he has established a specialty in premier, live water farms and ranches across the state of Texas, though he has also represented buyers from around the world. Howard's son, Conner W. Hood, and brother, Jeffrey C. Hood, are also a part of the family business, enabling Hood Real Estate Inc. to expand and continue providing unparalleled customer service to clients around the globe. If you are looking for expertise, diligence, and world class customer service, Hood Real Estate Inc. is the best in the business.

JEFFREY C. HOOD

CONNER W. HOOD



HOWARD W. HOOD

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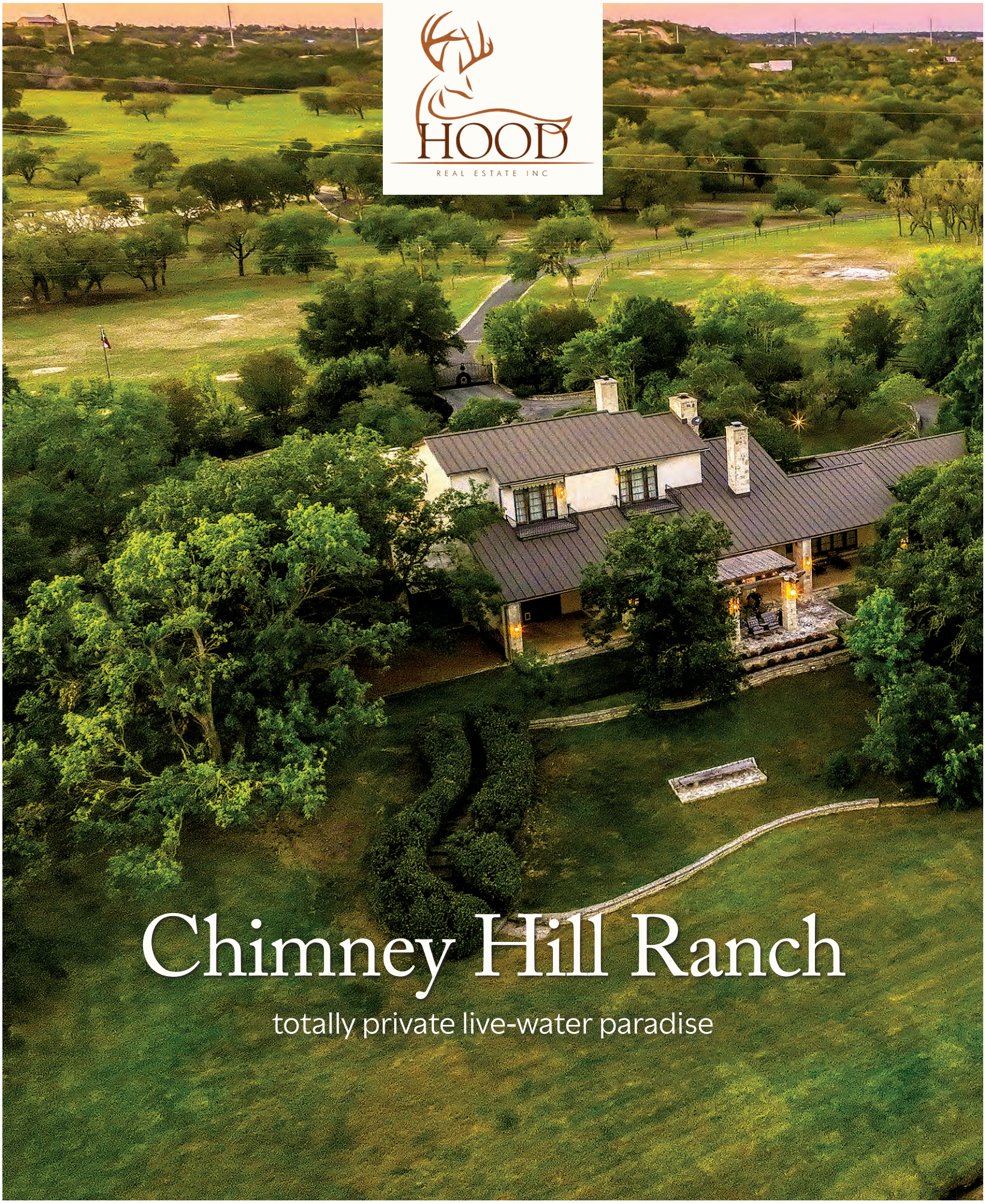
HOOD
REAL ESTATE INC



Chimney Hill Ranch

totally private live-water paradise

172± Acres | **Kerr County, Texas**

Situated on 172± acres in Kerr County just minutes from Kerrville, Chimney Hill Ranch is a rare opportunity to own a bit of paradise that includes both sides of emerald-green, year-round Turtle Creek. The ranch is an easy drive to the historic charm of Fredericksburg, Comfort and Boerne or the bright lights and world-famous fun of San Antonio.

Chimney Hill Ranch's grand entry, flanked by mature sage and mountain laurel, is on Turtle Creek Road. The ranch also fronts on Highway 16, where selective brush clearing created a natural privacy curtain. Paved roads throughout the ranch optimize accessibility in all seasons.

Water and Wildlife

The property's focal point is full, private access to both sides of Turtle Creek for ¼ mile. The creek, which is fed by upstream springs, is about 125 feet wide and the depth ranges from 2 feet to 10 feet, making it perfect for swimming, floating and just splashing away long summer days. The creek features two rock piers, a bulkhead and sturdy, metal canoe racks.

In addition, the ranch boasts a 3-acre lake with a fountain as well as two water wells and a 6,000-gallon storage system that supplies the homes and other buildings. The ranch also enjoys pumping rights from Turtle Creek. A 15 HP/three-phase submersible pump provides water for the pond, water sources throughout the acreage and estate ground irrigation.

Abundant water means abundant wildlife. The ranch's front section, encompassing about 75 percent of the land, is completely high-fenced, while the remainder is low-fenced. The high-fenced portion functions as an exotic wildlife production ranch focusing on Axis deer, Fallow deer, blackbuck antelope, scimitar-horned oryx and Grant's zebras.

Native wildlife is also at home on the ranch. A small herd of white-tailed deer roams the property. During their annual migration, hundreds of ducks of all species land on the creek. A resident flock of Canadian geese raise their young each year on the banks of the creek. Anglers can test their skills in both the creek and the lake.

The rear portion of the ranch, which is low fenced, lies across the creek and includes a tall, timbered hill that is a perfect, privacy-ensuring backdrop for the headquarters compound. Cedar, elms and a variety of oaks anchor the hillside. A maze of trails suitable for hiking and exploring by ATV crisscross the hill from the bottom to the top.

The Living

While Turtle Creek is the focal point of the landscape, the two-story, four-bedroom, four-bathroom custom home with a three-car garage is the heart of the property. The 7,628± square-foot home constructed from native limestone and stucco is perfectly suited to the Hill Country landscape and sited to showcase views of the emerald-hued creek throughout.

The showstopping house combines the solidity of native limestone construction and the warmth of centuries-old longleaf pine floors reclaimed from historic buildings in San Antonio and the airiness of towering ceilings. Its floor plan is designed for flow and entertaining. The architect chose quality over quantity and all the rooms are expansive. It serves as a livable testament to rustic elegance and superlative quality.

No detail escaped attention, elevating the lifestyle inside and outside the home. Rooms blend one to the other under stone arches. Four interior fireplaces lend their towering presence to the home.

An artisanal woodworker lived on-site for several years and hand-crafted the immense windows and the impeccable woodwork found throughout the estate including the one-of-a-kind cypress millwork in the formal dining room and wet bar. The butler's pantry with warming drawers, prep space, Sonic® ice machine and dishware storage is adjacent to the formal dining room but is tucked behind a movable section of the carved wall paneling so it is completely hidden.

In the kitchen, countertops are three-inch poured concrete. The appliances are all Viking or Sub-Zero. It offers plenty of room for multiple cooks or a gathering of hungry guests. The opulent wet bar features a stunning custom bar and is configured so it can be completely private or open so guests can take part in what is going on in the kitchen and the adjoining great room. Two half-baths on the lower level add to the ease of entertaining.

Family and friends can enjoy the upstairs living room and then venture outside onto the 2,000± square-foot Saltillo-tiled terrace with an outdoor fireplace. A tranquility porch, complete with a burbling French fountain and a beautifully landscaped courtyard, is a peaceful escape that can be accessed from the front of the house or the formal dining room. For those who love to unwind around a fire, the home boasts a rocked fire pit that anchors another outdoor gathering area on the west end of the house.

The soaring ceilings feature extravagant details. Architectural lighting, including unique antler chandeliers, cast a warm glow. And massive imported doors bring a touch of the Old World to the New World. A small sampling of the other special touches includes hand-crafted mahogany railings, electric sunshade awnings on the upstairs bedrooms, downstairs office and bar, and decks constructed from IPE wood, the hardest of all Brazilian hardwoods.

Downstairs is home to two master suites, while the two guest suites are upstairs. The main master suite, which includes a vast sitting area and fireplace, is a luxurious private retreat. The sprawling hideaway includes a spa-like bath with a statement-making, imported stainless steel tub along with his-and-her sinks, an expansive, walk-in shower outfitted with a rainhead showerhead and massive his-and-her closets.

The main compound is designed with outdoor entertainment in mind. Family and friends will enjoy the 1,396± square-foot, open-

design pool house accentuated with fir beams and the window-encased, heated indoor lap pool. Right outside, a hot tub sits on the sprawling pool house deck that overlooks Turtle Creek.

There is also a 1,196± square-foot, two bedroom/two bath modular guest home with a kitchen and living room that could serve as employee housing. Its metal roof was installed in July 2025. The "secret garden," a series of wooden raised beds enclosed by a tall wooden fence, sits just outside the guest house. A majestic oak draped in mature grape vines stands sentry at the garden's entrance.

Lifestyle

The ranch's operational headquarters is divided into four main facilities. The guest stables, designed to provide short-term accommodations for horses that are not part of the resident herd, are first. This facility includes a restroom, a laundry, a multi-use room that has been used as a pub, a guest room and storage, and several additional storage rooms.

Next are the ranch offices, which measure 40' x 20' and include a full bathroom. The ranch offices adjoin a 60' x 40' covered parking area that connects to a 40' x 40' insulated, climate-controlled workshop.

The focal point of the operational headquarters is an 11-stall horse barn with a tack room and a wash rack with both hot and cold water. The turnouts and lanes boast three-rail pipe fencing.

A 170' x 50' equipment barn featuring two box doors and a concrete floor complete the operational headquarters. A 70' x 22' climate-controlled, completely outfitted bus stall with blown-in insulation is connected to the south side of the equipment barn. A 101' x 25', covered, virgin-ground port designed to store bulldozers and other heavy equipment is connected to the equipment barn on the north side.

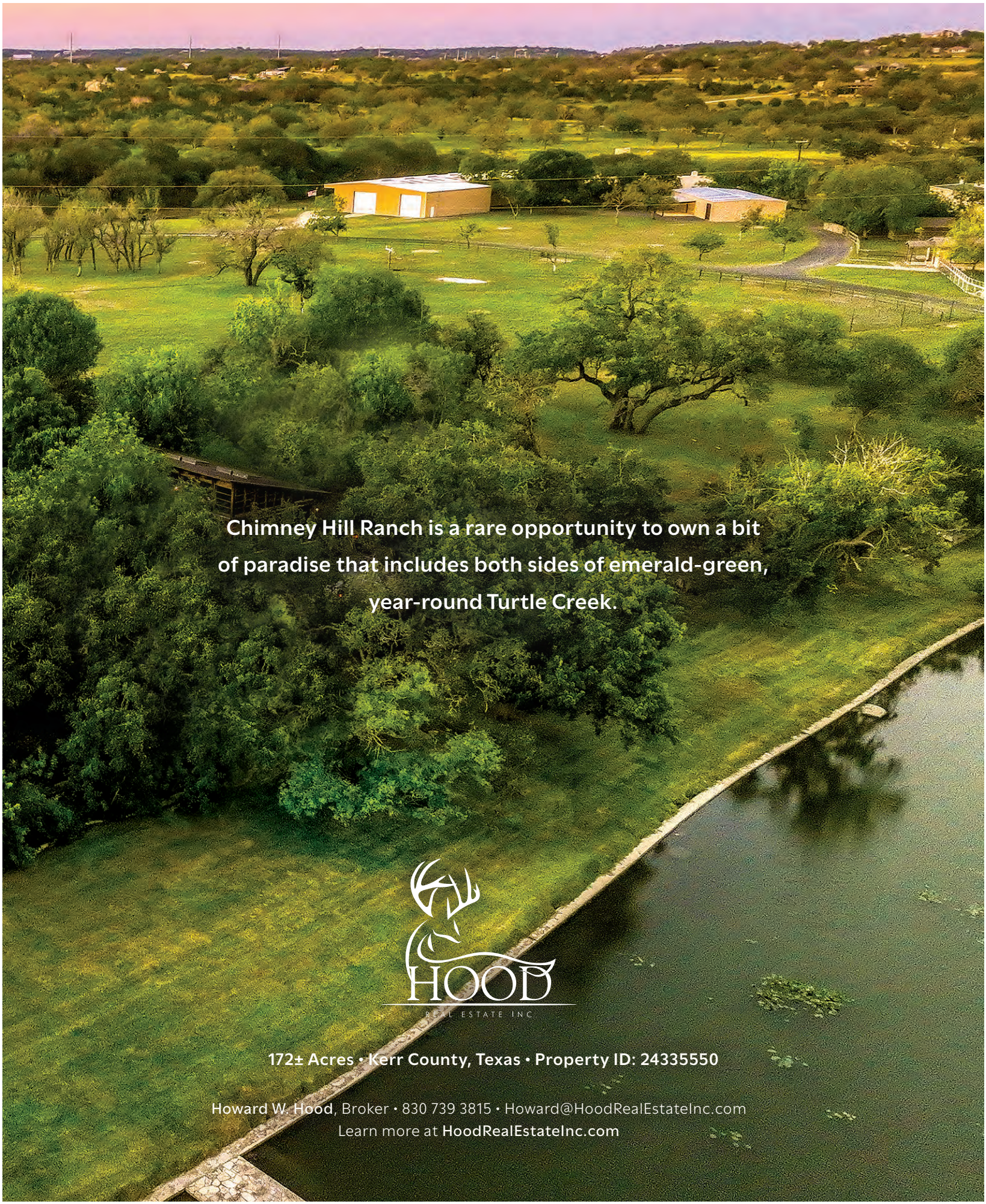
There are also two greenhouses on the property.

All exterior furnishings and some interior furnishings from the main house are conveyed as is some ranch equipment. All furnishings and décor in the guest house are conveyed. Property taxes are calculated using exotic wildlife production ag valuation.

Chimney Hill Ranch is a chance to own an easily accessible, but totally private, live-water paradise, where the beauty of nature and exceptional architecture beckons you to come play—and to come stay.

To experience all that Chimney Hill Ranch offers, contact Howard W. Hood, Broker, at (830) 739-3815. The ranch is listed for $11,995,000.

HOOD
REAL ESTATE INC.


Chimney Hill Ranch is a rare opportunity to own a bit
of paradise that includes both sides of emerald-green,
year-round Turtle Creek.
HOOD
REAL ESTATE INC
172± Acres • Kerr County, Texas • Property ID: 24335550
Howard W. Hood, Broker • 830 739 3815 • Howard@HoodRealEstateInc.com
Learn more at HoodRealEstateInc.com

North Ranch

10,692± Acres in Zavala County, Texas

Presented By Hood Real Estate, Inc.

- Located between La Pryor and Uvalde
- Six miles of the Nueces River
- Exceptional white-tailed deer

Located five miles north of La Pryor and 15 miles south of Uvalde in Zavala County, the North Ranch encompasses 10,692± acres and includes almost six miles of the Nueces River. The high-fenced ranch, which resulted from the consolidation of six properties, fronts on FM 1436.

It is home to exceptional white-tailed deer and some of the best bird hunting—Bobwhite quail, dove and Rio Grande turkeys—in the state. Oryx, axis deer, feral hogs and a host of non-game species reside here.

Mature trees line the river, while guajillo, black brush, white brush, mesquite, guayacan and other protein-rich brush species inhabit the uplands. Approximately seven miles of five-wire cedar post fences have been installed as cross fences.

The North Ranch possesses water rights from the Nueces, which is pocked with deep, blue, drought-resistant swimming and fishing holes. In addition, the North Ranch has approximately 1.5 miles of surface water, measuring about one-quarter mile wide.

More than 7.5 miles of two-inch poly water line and an additional 7.5 miles of 4-inch poly water line have been laid and buried. The water distribution system also includes eight (8-feet in diameter) cement water troughs and two (20-feet in diameter) cement water troughs; all with cement skirts.

Four irrigation wells (one=120 gal./min.; one=300 gal./min.; two=110 gal./min.) are used, in part, to supply a 40-acre Reinke pivot and a 36-acre Reinke pivot. Domestic wells include two solar wells, six electric submersible wells and one well (60 gal./min.) connected to a 60,000-gallon storage tank that supplies the headquarters.

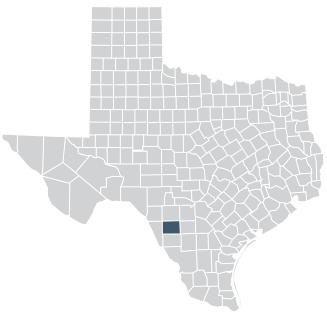
The front one-third of the 11,600± square-foot Barndominium is well-appointed living space, while the remaining two-thirds provides storage.

The two-bedroom/two-bath Farm House encompasses 1,600± square feet of updated living space. The 2,500± square-foot Dog Trot has four bedrooms and four baths and serves as a guest house. The two-story Chef House features two bedrooms, one full bath and one-half bath.

The six-bedroom/six-bath Cowboy Cabins lodge measures about 1,000 square feet. The River House, now used as storage, could be easily upgraded.

Infrastructure includes: a 700± square-foot laundry room, a 500± square-foot secure gun room, a shooting range with a two-story, covered shooting deck and a five-station skeet range with an elevated shooting pavilion, cattle working pens and two (2,000 square feet and 4,000 square feet) equipment barns.

Existing hunting and grazing leases create an income-producing opportunity for a new owner, if desired.



10,692± Acres

ZAVALA COUNTY, TEXAS

Property ID: 24217594

$63,618,090

Howard W. Hood, Broker

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HOOD

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BW Ranch

Presented By Hood Real Estate, Inc

Sitting on the headwaters of year-round Myrtle Creek in Bandera County, BW Ranch offers live water and magnificent views. The 1,899.83± acre ranch, featuring 25 miles of improved roads, is just 42 miles from San Antonio.

Cypress trees surround the main lake. Pecan trees shade the valley. Live oaks and Spanish oaks dot the native grasslands. Cedar has been aggressively cleared; prescribed burns have been used to clear and reinvigorate the land.

Whitetails that benefit from enhanced genetics, Rio Grande turkeys, dove and bobwhite quail are native. Other wildlife includes bison, Aoudad sheep, blackbuck antelope, Axis, Fallow and Sika deer. Myrtle Creek feeds nine dammed ponds.

An 8± acre stocked spring-fed lake is outfitted with a boat house. There is also a smaller, spring-fed, stocked lake.

Native limestone defines the three-bedroom/two-bath ranch house's exterior. The bright, airy home combines soaring ceilings, shiplap, limestone and warm wood accents, Saltillo tiles and oversized windows.

Building sites, with exceptional views, abound where the new owners can create their own livable masterpiece.

The comfortable three-bedroom, two-bathroom caretaker's quarters is situated nearby.

An open-air pavilion with a full kitchen and large fireplace takes the party outside.

The main barn (approximately 40'x60') features four horse stalls, an office, a tack room and a tool room. An equipment barn (approximately 20'x45'), with a game cleaning station and a walk-in cooler, completes the infrastructure.

BW Ranch is a Hill Country rarity that delivers live water and breathtaking scenery on a large scale close to San Antonio.

To experience the natural beauty of the BW Ranch for yourself, Call Howard W. Hood, Broker, at (830) 739-3815. Listed for $26,500,000.

1,899.83± Acres

BANDERA COUNTY, TEXAS

Property ID: 16963854

$26,500,000

Howard W. Hood, Broker

830-739-3815

Howard@HoodRealEstateInc.com

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Horse Canyon Ranch

Presented By Hood Real Estate, Inc.

Within its 27,740± acres, the Horse Canyon Ranch in Culberson County showcases the diverse, rugged beauty of far West Texas. Historically, used as a working ranch, the low-fenced property is a recreational paradise that can be accessed from both I-10 and Highway 90. The Lobo-Garren Ranch Road, a well-maintained county road, transects the property linking both major thoroughfares and good dirt ranch roads crisscross the ranch.

While the Horse Canyon Ranch has plenty of the wide-open spaces that define the region, it is only 20 minutes from Van Horn, the county seat, and just over an hour to Marfa, one of Texas' most beloved destinations. The ranch is nestled between the Jeff Davis Mountains and the Wiley Mountains. With its expansive views and desert climate, it is reminiscent of Arizona.

Because the landscape includes both desert rangelands and craggy, but accessible mountains, the ranch is home to pronghorn antelope, blue quail and some Gambel's quail as well as mule deer, aoudad sheep, free-ranging elk and the occasional mountain lion or black bear.

For the past couple of years, the ranch has implemented a protein feeding program using approximately 22 feeders scattered across the property. Working with the Texas Parks and Wildlife Department, the ranch team participates in aerial wildlife surveys.

Historically, used as a working ranch, the property has been rested from cattle grazing for the past few years. Horse Canyon Ranch is a recreational paradise with agricultural infrastructure including three sets of working pens. The ranch is divided into nine main pastures and three traps. The cattle operation could be easily reinstated as an additional income stream and range management tool. In good years, the carrying capacity is 300 to 350 head of mother cows.

In arid areas, water is crucial. The ranch has five working wells, with a mixture of electric submersible and solar pumps, and two non-functional wells. Water distribution to meet the needs of wildlife and livestock has been an on-going effort. The ranch is home to an extensive network of piping, water troughs, storage tanks and wildlife guzzlers.

The main headquarters includes a three-bedroom/two-bathroom ranch house with a full kitchen, living room and central heat and air, a barn, a storage barn and a tack room as well as one of the three sets of working pens.

Existing hunting and grazing leases create an income-producing opportunity for a new owner, if desired.

To experience the diverse, accessible beauty of Horse Canyon Ranch for yourself, call Howard W. Hood, Broker, at (830) 739-3815. The ranch is listed for $825/acre.

Located just over an hour from Marfa
Carrying capacity of 300-350 mother cows
Home to pronghorn, mule deer and other wildlife

27,740± Acres

CULBERSON COUNTY, TEXAS

Property ID: 22521606

$22,885,500

Howard W. Hood, Broker

830-739-3815

Howard@HoodRealEstateInc.com

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Two Creeks Ranch

Presented By Hood Real Estate, Inc.

Two Creeks Ranch, 758± acres located just 30 minutes west of San Antonio in Medina County, is a live-water destination in the heart of natural Texas.

Previously used as a corporate retreat, it is equally suited as a private family getaway or a rental property.

Year-round Verde Creek courses through the low-fenced ranch for about 2.5 miles. Hondo Creek runs along the south border for about 1.85 miles. The 7-acre stocked lake is also a prized swimming hole. Wildlife includes doves, white-tailed deer, feral hogs and free-ranging exotics.

Two Creeks Ranch has six center pivots and five water wells including two Edwards Aquifer irrigation wells: one with 276 acre-feet of base Edwards Aquifer water and the other with 60 acre-feet of transferable Edwards water.

Two identical 3,130± square-foot dogtrot lodges include four downstairs bedrooms with private baths; the upstairs features two king suites with private baths.

The Party Barn, an 11,600± square-foot facility, puts entertainment, dining, storage and work space under one roof. It also has a 3,000± square-foot covered porch.

Two Creeks' second compound is a short drive to the west and includes the newly renovated, two-story two-bedroom/three-bath Casa Verde House (2,000± square feet); three-bedroom/two-bath Ranchero House; and the three-bedroom/two-bath Bader House.

Other improvement include: five-stand Skeet Range; 945± square-foot Gun Room; the multi-purpose Two Creeks Outpost, 800± square-foot Laundry Building, 3,000± square-feet of covered parking; 5,900± square-foot Maintenance Barn with a covered game cleaning station, a walk-in refrigerator, freezer, restrooms and additional storage; and the 22,500± square-foot Hangar Barn.

To experience the natural style of Two Creeks Ranch for yourself, call Howard W. Hood, Broker, at (830) 739-3815. Listed for $15,995,000.

- Located just 30 minutes west of San Antonio
- Verde Creek courses through the ranch
- Free-ranging exotics abound

758± Acres

MEDINA COUNTY, TEXAS

Property ID: 21191274

$15,995,000

Howard W. Hood, Broker

830-739-3815

Howard@HoodRealEstateInc.com

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REAL ESTATE INC

T&C Ranch

Presented By Hood Real Estate, Inc.

The 5,596.94± acre T&C Ranch, located in Edwards and Kinney counties, provides complete privacy in a ruggedly beautiful setting. Neighbored by large ranches and nestled between Rocksprings, Brackettville and Barksdale, the ranch is a secluded oasis.

The ranch's terrain encompasses bottomlands, majestic bluffs and Indian Mountain, the area's highest peak. Three observation decks, one outfitted for skeet shooting, are placed at prime locations. Most ranch roads are improved.

Cedar has been strategically removed. Several oak varieties, elm, sycamore and other native tree species as well as native grasses, forbs and brush comprise the diverse vegetation.

The majority of the ranch is high-fenced, but a few select sections have been low-fenced to maintain Boone & Crockett Club eligibility. Native white-tailed deer and Rio Grande turkey as well as free-ranging exotics including elk, Aoudad, red stag, Addax antelope and Axis, Fallow, and Sika deer are spotted regularly.

In recent years, T&C Ranch has been managed solely for wildlife. Approximately 24 box blinds are set up on the ranch.

Nine water wells (one solar and eight electric) and several stock ponds are scattered throughout. During wet years, Sycamore Creek and Little Sycamore Creek run.

Lodging, Living and Entertaining

With nine bedrooms and four baths, the lodge can accommodate large groups. Outside gathering spaces include covered porches, a rock patio with fire pit, a barbecue area and the thatch-roof African Palapa. Pole-mounted kerosene lanterns illuminate the night.

The rock lodge features a stone fireplace, custom mesquite furniture, a fully equipped commercial kitchen as well as a media room, office, utility room and walk-in cooler.

The 8,500± square-foot saloon's focal point is an antique-style bar reminiscent of the Old West. In addition, the saloon boasts 16 custom wooden lockers, a bandstand, custom mesquite furniture, commercial kitchen, numerous game tables well as a merchandise room. The nearby trophy room, with a wine grotto, accommodates life-size game mounts.

For overflow lodging, T&C Ranch provides three cabins and an RV park complete with five full hook-ups.

The four-bedroom/four-bath main house with a sleeping loft boasts multi-level decks, including a hot tub deck.

Ranch Infrastructure

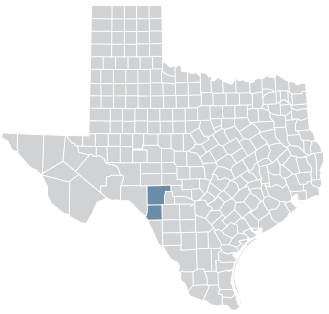
The primary ranch entrance provides access via a private easement road. The second entrance fronts on Cedar Creek Road, a county road.

The T&C Ranch has a 4,000' x 75'± paved runway, a grass landing strip and a lighted, concrete helipad.

Other ranch infrastructure includes a covered game processing area with walk-in coolers, two mobile homes, an equipment barn, a workshop, an overhead grain storage bin, two grain buggies, two overhead fuel tanks, a set of livestock working pens, a 2± acre chain link dog kennel, three gun safes and three large ice makers.

To experience the rugged beauty of T&C Ranch for yourself, call Howard W. Hood, Broker, at (830) 739-3815. Listed for $15,950,000.

- Located 1.5± hour from Brackettville
- Nine water wells with stock ponds
- Haven for wildlife as well as outdoor lovers



5,596.94± Acres

EDWARDS & KINNEY COUNTIES, TEXAS

Property ID: 14753605

$15,950,000

Howard W. Hood, Broker

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TEXAS

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- Gray
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- Lubbock
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- Swisher
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- Yoakum

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- Pecos
- Presidio
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- Terrell
- Ward
- Winkler

3. West Texas

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- Kent
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- Stephens
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- Throckmorton
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- Val Verde
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- Wichita
- Willbanger
- Young

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- Camp
- Cherokee
- Collin
- Cooke
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- Delta
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- Polk
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- Rockwall
- Rusk
- Shelby
- Sabine
- San Augustine
- Smith
- Somervell
- Tarrant
- Titus
- Trinity
- Tyler
- Upshur
- Van Zandt
- Wise
- Wood

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- Brazoria
- Burleson
- Calhoun
- Chambers
- Colorado
- De Witt
- Fayette
- Fort Bend
- Hardin
- Harris
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- Jim Hogg
- Jim Wells
- Karnes
- Kenedy
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- McMullen
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- Webb
- Willacy
- Wilson
- Zapata
- Zavala

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- Coryell
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- Lampasas
- Lee
- Limestone
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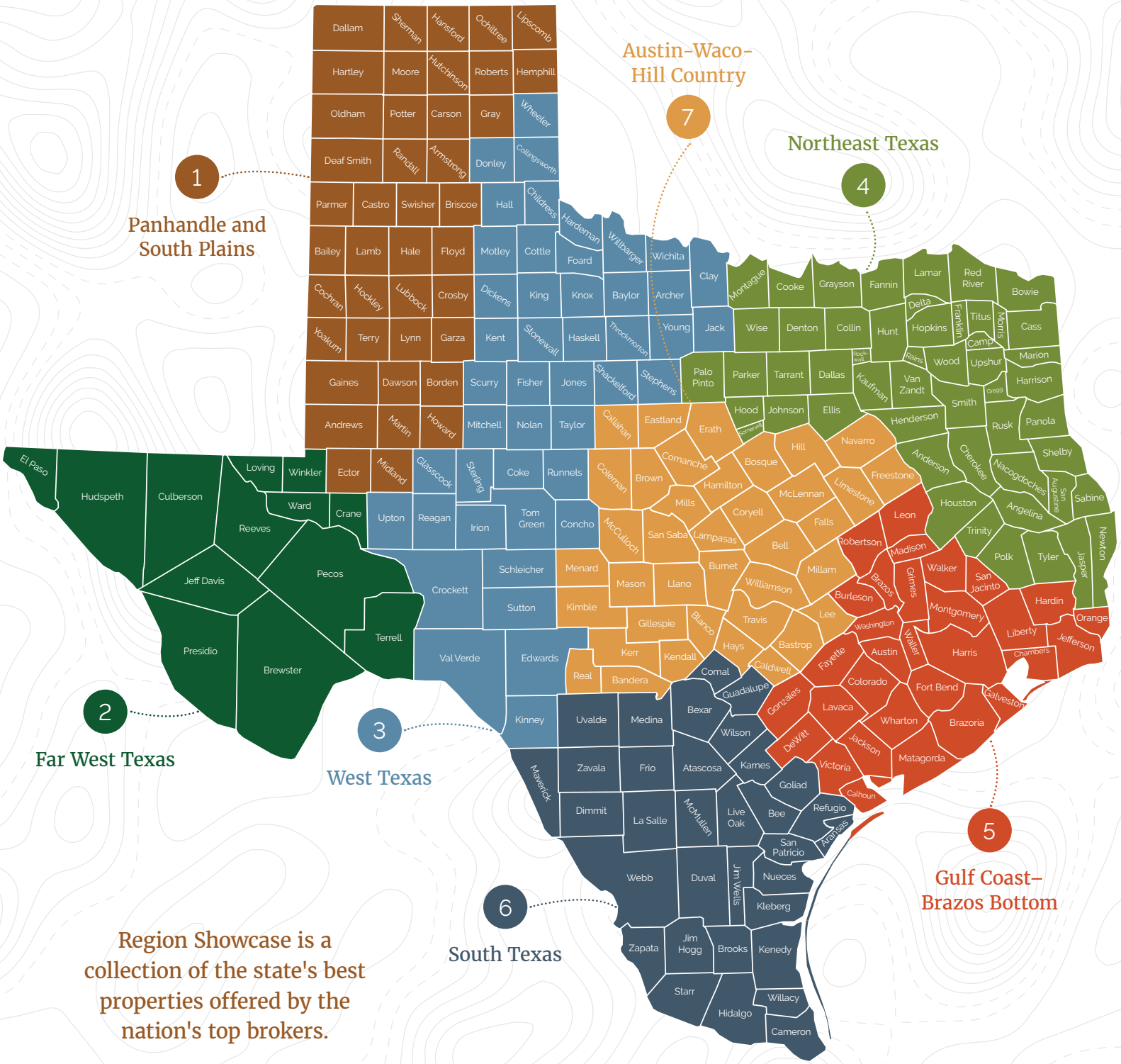

Region Showcase is a collection of the state's best properties offered by the nation's top brokers.

J Ob Farming & Ranching

BAILEY COUNTY

10,474± Acres • $25,000,000

Property ID: 21252357

Corey Zant
806-203-7212
Corey@VeritasLandCo.com
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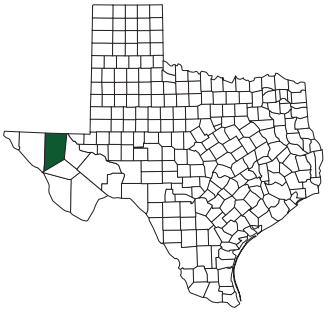

Koehn Ranch and Farm

CULBERSON COUNTY

11,893± Acres • $38,000,000

Property ID: 23586888

King Land & Water
432-426-2024
Info@KingLandWater.com
KINGLANDWATER.COM

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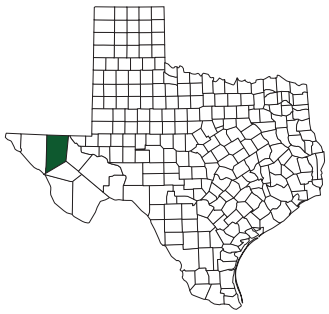

Alazan Ranch

PRESIDIO COUNTY

20,598± Acres • $12,255,810

Property ID: 16907720

Lee, Lee & Puckitt Associates, Inc.
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Info@LLPRanchLand.com
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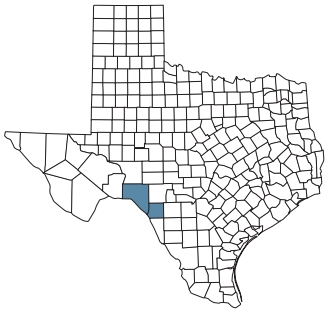

X-H Ranch

KINNEY AND VAL VERDE COUNTIES

4,532± Acres • $8,000,000

Property ID: 24334391

Chad Foster
830-335-0506
Info@FosterRanches.com
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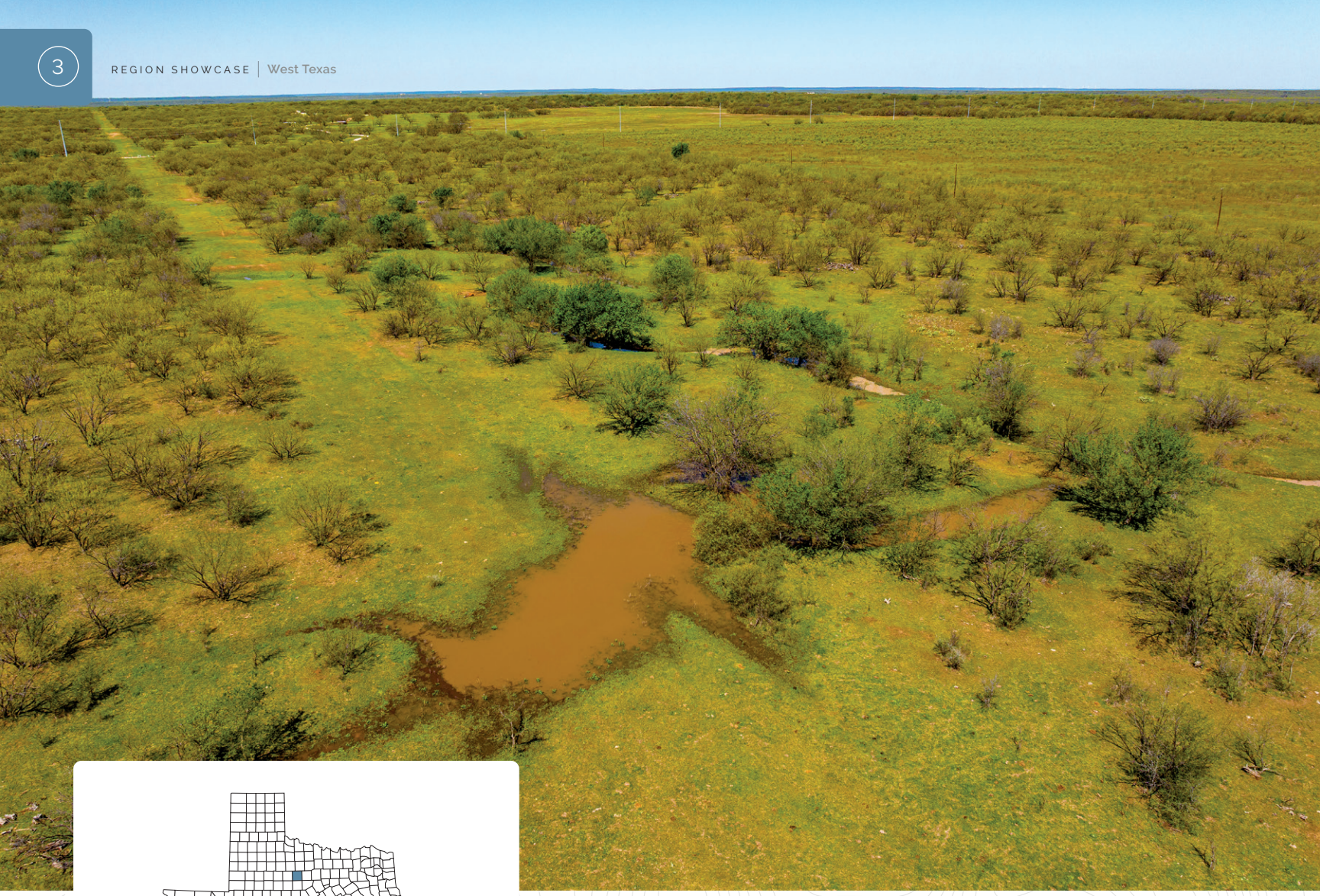
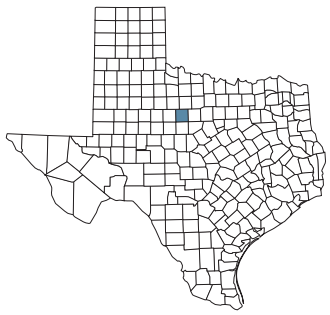
Real Estate





S & C Ranch

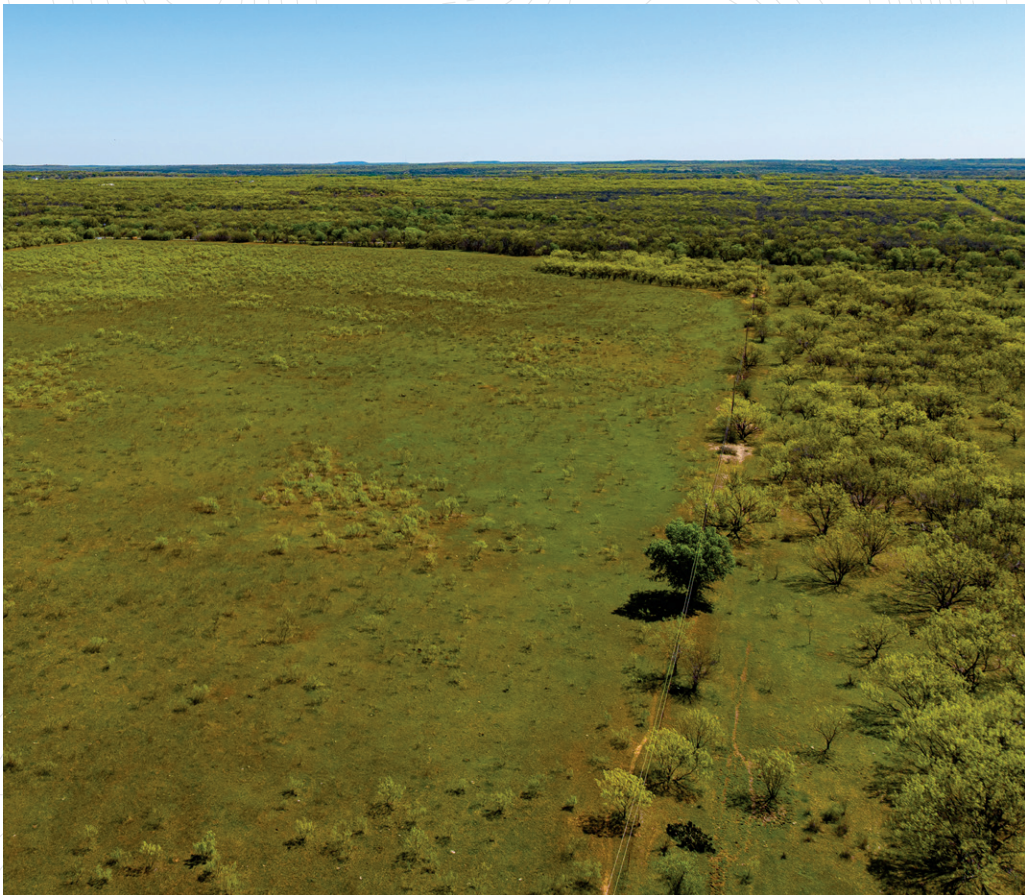
SHACKELFORD COUNTY

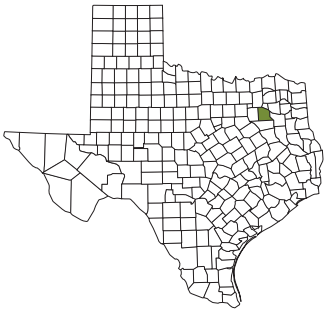
275± Acres • Contact for Price

Property ID: 23280596

Land Men Ranch Sales
325-666-3767
Info@LandMenRanchSales.com
LANDMENRANCHSALES.COM

LAND MEN RANCH SALES





Giladon Creek Family Retreat

VAN ZANDT COUNTY

297± Acres • $4,995,000

Property ID: 20180005

TT Ranch Group
214-396-9692
Info@TTRanchGroup.com
TTRANCHGROUP.COM

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Land Investment Opportunity

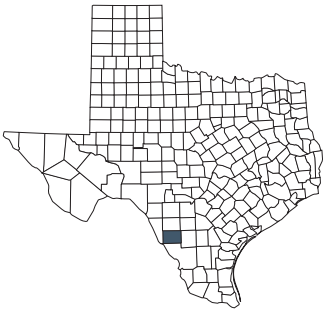
TRINITY COUNTY

1,090± Acres • $5,395,500

Property ID: 25272739

Walker Powell, Multi-State Broker | ALC
Walker@HomeLandProp.com
Phil Letbetter, Sales Associate
PLetbetter@HomeLandProp.com
HOMELANDPROP.COM

HOMELAND PROPERTIES



El Patron Ranch

DIMMIT COUNTY

2,242± Acres • $6,714,790

Property ID: 25078033

Brandon Bownds
210-288-4325
Info@BowndsRanches.com
BOWNDSRANCHES.COM

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The Estate on Cypress Creek

KERR COUNTY

96.7± Acres • Contact for Price

Property ID: 24279824

Texas LandMen
830-755-5420
Info@TexasLandMen.com
TEXASLANDMEN.COM

Arroyo Medina

BANDERA COUNTY

60± Acres • Contact for Price

Property ID: 25284467

duPerier Texas Land Man
830-755-5205
Info@Texas-Landman.com
TEXAS-LANDMAN.COM

The duPerier TEXAS LAND MAN

OUR MISSION STEMS FROM A DEEP-SEEDED LOVE AND RESPECT FOR OUR STATE

WHAT WE DO

The Texas Wildlife Association (TWA) is an organization that serves Texas wildlife and its habitat, while protecting property rights, hunting heritage, and the conservation efforts of those who value and steward wildlife resources. We love our great state, and to ensure future generations do as well, your support and membership is needed. We have an obligation to be responsible stewards of Texas; and as members of TWA, we form a dynamic, steadfast force that defends and strengthens the fundamental ideals and rights that Texas was founded on.

BECOME A MEMBER

The future of our state's wildlife populations, hunting heritage and private landowner rights rests on us. As a member of Texas Wildlife Association, you will have a voice in an organization that is truly doing the work for Texas and Texans. Please consider joining us as a member of Texas Wildlife Association.

texas-wildlife.org/membership

(800) TEX-WILD

PREPARING FOR THE

NEW WORLD SCREWWORM

A NEW THREAT FROM AN OLD PEST

STORY BY **LORIE A. WOODWARD**

TEXAS WILDLIFE ASSOCIATION

The New World Screwworm (NWS), a parasitic fly, is poised to re-enter Texas for the first time in almost 60 years, bringing with it the potential for significant ecological and economic damage.

"The New World Screwworm fly lays eggs in the wounds or soft tissue of living mammals," said Andrew Earl, Director of Conservation for the Texas Wildlife Association, noting people will be much more likely to spot and identify larvae than the adult flies. "As the larvae mature, they feed on the tissue of the host causing extensive damage, a rapid health decline and ultimately death if untreated."

The latest confirmed case was reported on October 6, 2025, in a feedlot calf in Nuevo Leon, Mexico, just 70 miles from the Texas border.

"The good news is that there is a proven protocol for containing and controlling the fly," Earl said.

The female flies only breed once in their lifetimes, so massive numbers of sterile males are released into areas with infestations to breed with the females and disrupt the parasite's life cycle. Using this protocol, aptly named the sterilized insect technique, the fly was declared eradicated from the United States in 1966.

Over the succeeding decades, scientists and agricultural regulators from the U.S., Mexico and Central America used the same protocol to push the fly behind the Darien Gap, a narrow stretch of rainforest that connects southern Panama to northern Colombia. Since 2006, the land bridge acted as a "natural airgap," creating a fly-free zone between infested South America and fly-free Central and North America.

In 2023, the Animal Plant Health Inspection Service, confirmed an unprecedented number of NWS cases in Panama. Since then, cases have been detected in every Central American country and Mexico.

"We know how to control the fly, but it takes time, vigilance, funding and cooperation between governments, agencies and landowners," Earl said. "It took about 50 years of concerted effort to push the flies from the southern United States to Colombia. If the flies get re-established in Texas and beyond, it will not be a quick fix."

Domestic livestock and pets are susceptible to the parasite, but wildlife is particularly vulnerable because they are not regularly inspected and can't easily be treated. Experts estimate that 100 wildlife species in Texas, including the state's nearly 5 million white-tailed deer, could be impacted by the fly's re-emergence. Anecdotally, there are reports of more than a 75 percent mortality in fawns in endemic areas (the umbilicus on any newborn mammal is a prime site for infestation), which could have a tremendous effect on the whitetail population.

"Part of our task is creating a sense of urgency around this issue, especially in the halls of government," Earl said. "The sooner we get all the tools, protocols and working agreements in place, the sooner we will be able to defend our wildlife and livestock—and the sooner we can begin to push the fly back south."

As part of its statewide response, TWA joined forces with 14 livestock and wildlife organizations including Texas and Southwestern CattleRaisers Association, Texas Farm Bureau, Texas Cattle Feeders and the Exotic Wildlife Association to create the Screwworm Coalition of Texas. Collectively, they are engaged in member and public education as well as advocacy in state and federal government. The website (*screwwormtx.org*) is an information clearinghouse that features breaking news as well as useful fact sheets to help create educated grassroots support.

"Our frontline of defense is surveillance and reporting, especially as we wait for tools such

as the sterile fly facility in South Texas to come online," said Earl, noting the U.S. Department of Agriculture has committed funding for a sterile fly rearing facility with a capacity of 300 million flies per week on Moore Air Base in Edinburg, but there is not a definitive timeline for its completion. Currently, the facility in Panama produces about 100 million flies per week, another facility in Mexico that is coming online has a 100 million fly per week capacity. USDA has estimated it will take sustained production of a minimum of 500 million flies per week to push the flies back to the Darien Gap.

An Old Problem on a New Landscape

Texas has changed tremendously since the last time NWS was a factor for landowners. Back then, Texas was a rural, agricultural state with many families living on and working their land every day. Today, Texas is an urban state and much of the state's rural land is owned and operated by absentee landowners who use it for hunting and other recreational pursuits.

There is also a generational knowledge gap. Most people operating land today were not actively managing land when treating screwworms was a daily occurrence creating a knowledge gap. It is exacerbated by a shortage of experienced agricultural labor, working cow horses and dogs. The pharmaceuticals used to treat infested wounds in the 1950s and '60s pre-dated the FDA and EPA; many of them are not authorized for use in the U.S today.

> "Domestic livestock and pets are susceptible to the parasite, but wildlife is particularly vulnerable

Then, rural economies were driven by livestock and crop production. Today, wildlife, as part of a $10 billion hunting industry, is a primary driver. The state's deer herd in the mid-1960s was about 250,000, while today that number exceeds 5 million. In addition, there are an estimated 5 million feral hogs roaming the state today that weren't in the screwworms' heyday, increasing the number of potential wildlife hosts exponentially.

Geopolitics including the relationship between the U.S. and Mexico were drastically different in the 1960s than they are today. More people and domestic animals are traveling from south to north creating a pipeline for fly movement. Organizations that benefit from illegal cattle movements and other trafficking activities are dominant in Mexico and Central America.

"While new challenges have emerged, we've also got the benefit of new technologies and a new understanding of genetics," Earl said. "For instance, scientists are exploring the possibility of developing a technique that would allow them to produce only male flies, which would immediately double the output of the fly-rearing facilities."

He continued, "While the landscape in Texas is different, our 'get it done' spirit remains the same. Texans will overcome this pest just as our forebears did by working together with the shared goal of protecting our wildlife, our livestock and our rural economy."

DOING YOUR PART FOR WILDLIFE

Recreational landowners and Texas' one million-plus hunters taking to the field this fall are asked to proactively identify and report potential cases of New World screwworm (NWS), which have been confirmed 70 miles south of our border.

- Be vigilant for infestation on wildlife, livestock and pets. This includes open sores or wounds with maggots, animals shaking heads or exhibiting irritated demeanors and a foul, rotting flesh odor.
- Look for sores or open wounds on animals in game camera photos.
- Check harvested game for sign of NWS infestation.
- Commonly affected wildlife species include white-tailed deer, rabbits (cottontail and jackrabbits), small mammals and wild turkey. However, all warm-blooded animals can be infested.
- Suspected NWS wildlife infestation should be reported to Texas Parks & Wildlife Department at (512) 389-4505. For livestock, call the Texas Animal Health Commission at (800) 550-8242.
- Landowners, land managers and outfitters are encouraged to communicate NWS infestation characteristics and how to report infestations with lease hunters and guests.

Screwworm infestations are possible year-round in South Texas and tend to be seasonal (spring-fall) in the Panhandle and points north. Early detection is key, and reporting is crucial to implement management and eradication efforts.

Find Out More
Keep tabs on the latest Texas NWS news scan the QR code.

5 Questions About

THE WILDLIFE HABITAT FEDERATION

A Q&A with
GARRY STEPHENS

STORY BY **LORIE A. WOODWARD**

Grasslands, areas dominated by grasses with less than 25 percent tree or shrub canopies, are the world's most endangered ecosystems. Prior to European settlement in Texas, grasslands occupied about two-thirds of the landscape, ranging from the desert and semidesert grasslands of the mountains and foothills of the Trans-Pecos to the midgrass prairies of the Rolling Plains and Edwards Plateau to the tallgrass prairies of the Blackland and Upper Coastal Plains.

Grasslands are flat, which makes them prime building sites. The soil supporting most grasslands is rich, prompting conversion to agriculture.

It is estimated that less than 1 percent of the state's coastal prairies remain while only about 0.1 percent of the Blackland prairie is left intact. And with 1,400 people moving to Texas a day the pressure to convert those remaining acres is intense.

From an ecological standpoint, prairies are valuable. They provide vital ecosystem services such as sequestering carbon, capturing rainwater and holding it for sustained release into rivers and streams, and providing rich pockets of biodiversity. As policymakers around the globe have focused their attention on issues such as water availability, carbon management and plummeting biodiversity, they have begun to view prairies as natural solutions to human problems.

But conserving and restoring prairies is a complicated undertaking. the Wildlife Habitat Federation (WHF) based in Cat Spring was founded to help minimize the complications and help landowners to optimize their grassland habitats. Over the past 20 years, the organization has expanded its efforts beyond grasslands but continues to focus on "meeting landowners where they are in their conservation journey."

I sat down with Garry Stephens, President and CEO of WHF on the Land.com Podcast to discuss the organization and its mission to put "conservation on the ground" in partnership with landowners across Texas. To catch the entire conversation, listen to "Putting Conservation on the Ground" Episode 34 of the Land.com Podcast.

FOR MORE INFORMATION, CHECK OUT THE FOLLOWING ONLINE RESOURCE:

Wildlife Habitat Federation (WHF)

1 What is the Wildlife Habitat Federation and its mission?

GS: Wildlife Habitat Federation, also known as WHF, is a non-profit organization that was created to provide on-the-ground restoration management and generational sustainability. In application, we put conservation on the ground in partnership with private landowners and government agencies. Our team helps landowners create conservation plans for their property, apply for and acquire matching funds to leverage their financial resources and eventually monitor the progress of those projects. Our team also amplifies the technical guidance and outreach efforts of state and federal conservation agencies such as the Texas Parks and Wildlife Department (TPWD) and the Natural Resources Conservation Service (NRCS).

2 How has it grown and changed since its founding in 2004?

GS: WHF was originally founded in 2004 by Jim Willis and several others. It was founded to help create wildlife corridors contiguous to the Attwater's Prairie Chicken Refuge in Austin and Colorado counties by restoring native prairies. The goal was to expand and connect potential habitat for the highly endangered bird.

Since I joined WHF and stepped into the leadership role, we've grown to provide services in over 110 counties using the complementary talents of a staff of 18 professionals that includes wildlife biologists, agronomists and range specialists.

We're working with people on properties from a quarter of an acre to 50,000 acres.

3 What tools does WHF offer landowners and municipalities?

GS: We provide several things. First, we talk to landowners and try to derive their goals and objectives. People often know what they want to do but have never articulated it. We talk until they—and we—are clear about what they are trying to achieve, whether it's creating habitat for grassland birds and butterflies or improving range condition for livestock or whatever else they can imagine.

We also level-set expectations by being honest. Before we start, I make sure our landowner partners understand that habitat

> That land now provides improved habitat for wildlife. The native grasses that are cornerstone species of native prairies have deep roots that stretch 10 to 15 deep in the soil sequestering carbon, up to a ton and half annually. Those roots also create channels that allow water to seep into the soil replenishing aquifers and helping mitigate floods. Healthy land provides natural solutions to human problems, so it just makes sense to help landowners optimize the land in their care.

restoration and conservation practices can take a while, so patience is essential. I remind them that nature is fickle, especially rainfall, and we're at its mercy as far as how quickly the land progresses. Generally, it takes three to five years for people to begin to see the impact of the management changes that they have implemented.

The work is expensive. For instance, prairie restoration in the Gulf Coast prairie can run anywhere from $300 to $1,200 an acre. And it's specialized. Planting native grass seed is different than planting row crops. It requires different equipment and different expertise, so we provide technical assistance and have access to some of the necessary equipment such as no-till grass drills.

On the subject of cost, we help landowners navigate the maze of potential funding sources that range from federal and state agencies to NGOs. It is an alphabet soup of acronyms. EQIP. LIP. CRP and more. Each agency and each program have their own very specific requirements. For people who aren't familiar with the programs and the process, it can be overwhelming.

As a recent collaborator said after we visited the local NRCS office, "How in the heck does somebody like me even know what questions to ask them? I was there and I'm still confused." Our team speaks the language and knows how the programs work because we work in concert with all these agencies.

To further complicate the situation, demand for these cost-share conservation programs is at an all-time high, so the environment is competitive. We help landowners develop applications that make their projects and properties stand out by meeting the requirements of the specific program.

Finally, once the project is underway, we can help the landowners monitor, measure and document their progress. This not only helps them meet the requirements of the programs but gives them scientifically documented proof of their progress. You can't improve what you don't measure.

4 Give me two or three examples of projects that the WHF team has worked on?

GS: One of the projects that stands out to me is a 12,000-acre ranch that is contiguous to the Attwater's Prairie Chicken Refuge near Eagle Lake. This heritage ranch was founded in the 1890s. They raise rice, run about 1,500 momma cows on Bermuda grass, and they have about 5,500 acres of brushy rangeland that we're working with them to restore by removing the McCartney rose, willow baccharis and other species that are prone to take over the on the coastal prairie. Once we get the woody component managed and can implement prescribed burning and rotational grazing, we will have doubled the potential habitat for Attwater's Prairie Chicken on the globe.

Another outstanding project involved a 16,000-acre mitigation site along the Red River. Within the Corps of Engineers' permit for building the lake that prompted the mitigation, they had to restore habitat types on a degraded farm and ranch that was founded in 1836. I

Photo courtesy of Wildlife Habitat Federation and Texan by Nature

helped restore 3,200 acres of grassland habitat. In addition to my work, they replanted trees, restored wetlands and performed stream mitigation.

One of the benefits of the work is that the local Bobwhite quail population, which was almost non-existent in Fannin County, has increased along with other grassland species that we've monitored. Plus, the water table under the restored mitigation site is expected to rise by 10 feet—10 feet of water under 16,000 acres is a considerable amount of water that is being stored and held underground instead of just running off.

5 How have all those individual projects that you've undertaken with landowners added up to big results?

GS: In 2024, our team of 18 conservationists worked with 297 landowners to provide technical assistance on 300,000 acres. Now, not all those contacts resulted in conservation plans and further work, but 72 percent of those people accepted and implemented our recommendations. We amplify and multiply efforts on the landscape.

And those numbers translate into ecological progress that benefits all Texans. That land now provides improved habitat for wildlife. The native grasses that are cornerstone species of native prairies have deep roots that stretch 10 to 15 deep in the soil sequestering carbon, up to a ton and half annually. Those roots also create channels that allow water to seep into the soil replenishing aquifers and helping mitigate floods. Healthy land provides natural solutions to human problems, so it just makes sense to help landowners optimize the land in their care.

Land.com PODCAST

Join the Conversation

To listen to Episode 34 (and all the other episodes) of the Land.com Podcast, scan the QR code or tune in on Spotify or Apple.

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Nursery River Ranch
863± Acres | $8,198,500
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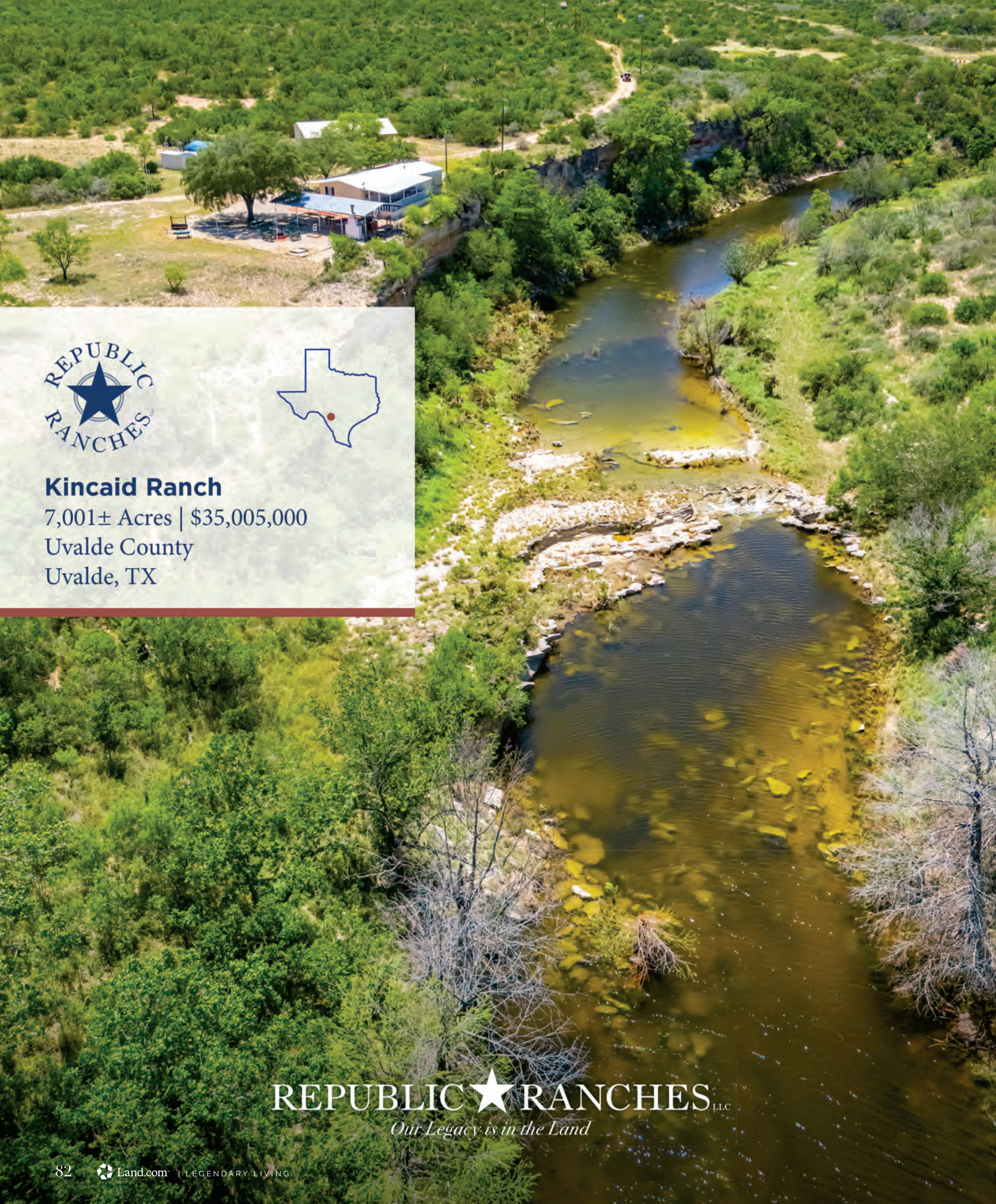
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Kincaid Ranch
7,001± Acres | $35,005,000
Uvalde County
Uvalde, TX
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Vista Ranch
744± Acres | $11,172,600
Burnet County
Watson, TX

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Hlavek Road Ranch
182± Acres | $2,359,500
Wise County
Decatur, TX
The Terry Ranch
83± Acres | $1,595,000
Henderson County
Athens, TX
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248 Ranch
248± Acres | $3,800,000
Leon County
Marquez, TX

Chandler Creek Ranch
400± Acres | $5,300,000
Fayette County
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Francitas Ranch

864± Acres | $6,250,000
Jackson County
Ganado, TX

Copano Creek Ranch

1,832± Acres | $8,890,000
Refugio County
Refugio, TX

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Carrizo Ranch
1,007± Acres | $3,125,000
Dimmit County
Carrizo Springs, TX

Blue Wildebeest Ranch
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Long Creek Ranch

357± ACRES IN ERATH COUNTY, TEXAS

EXCLUSIVELY LISTED AND MARKETED BY

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Long Creek Ranch is a premier example of a refined yet authentic Texas Hill Country ranch. Featuring over 1.2 miles of frontage on both sides of Germany Creek—a year-round water source and tributary to the North Paluxy River—this exceptional property offers an ideal balance of natural beauty, recreation, and luxury.

The ranch is perfectly suited for hunting, recreation, running livestock, entertaining large groups, or simply enjoying quiet weekends with family and friends. A beautifully appointed main residence and pool house are centrally located near the ranch headquarters, with additional guest homes and a variety of improvements that make hosting family, friends, or corporate retreats effortless.

Conveniently located just 20 minutes from the growing town of Stephenville, Texas; this turnkey ranch, which is set up to be self-sustaining and run off-grid if needed, must be seen to be fully appreciated.

357± ACRES IN ERATH COUNTY, TEXAS

PROPERTY ID: 25273311 | $9,675,000

LOCATION

Located in north-central Erath County, Long Creek Ranch is conveniently situated approximately 20 minutes from Stephenville, 1 hour from Fort Worth and 1 hour 30 minutes from Dallas. There are five airports within 30 to 40 minutes of the property that can handle larger aircraft

ROAD/FRONTAGE ACCESS

Primary access to the ranch is via County Road 163 along the south boundary, with additional frontage on County Road 132 along the north end.

LAND

An excellent representation of the North Texas Hill Country, the landscape features rolling hills, high vistas, and lush creek bottoms. Erath County lies within the Cross Timbers ecoregion—specifically the West Cross Timbers—characterized by hilly terrain with sandstone and limestone outcroppings, fertile soils, and dense stands of native oak trees. The land is well-suited for grazing, recreation, and wildlife habitat. The elevation on the ranch ranges from approximately 1,291 +/- feet above sea level at the highest point in the northeast quadrant of the ranch, to 1,090 feet above sea level near the banks of Germany Creek. The property is surrounded on multiple sides by other large land owners.

WATER

Germany Creek flows west to east through the heart of the property and serves as a signature water feature of the ranch. With approximately 1.2 miles of frontage on both sides, the creek offers deep pools, scenic canopy cover, and a reliable year-round water source for livestock and wildlife.

In addition to the creek, the ranch includes four stock ponds and two scenic lakes near the shop and headquarters. Some of the ponds/lakes have been stocked with a variety of bass, bluegill, and perch. Seven water wells service various improvements and provide supplemental water for livestock across multiple pastures. The ranch is well set up to function totally off grid if ever necessary.

IMPROVEMENTS

Main Residence

The main residence is a stunning blend of modern design and fine craftsmanship, thoughtfully designed for comfortable country living. Expansive living areas create inviting spaces for entertaining, while cozy nooks with fireplaces and large landscape windows offer peaceful spots to enjoy morning coffee and sweeping views.

A well-appointed chef's kitchen is ready for any culinary occasion. Natural light fills every room, creating a warm, welcoming atmosphere throughout the day. The home features a geothermal HVAC system and a backup generator capable of powering both the main house and pool house.

Pool House

Adjacent to the main residence, the pool house includes one bedroom, one bathroom, and a comfortable living area for guests. An attached outdoor kitchen overlooks the swimming pool and southern pastures, with long views down to the wooded creek bottoms of Germany Creek—an ideal setting for relaxing and entertaining.

Guest House & Cabin

On the south end of the ranch, a beautifully finished guest home offers three bedrooms, three bathrooms, plus an office/study area. Spacious living areas and a complete kitchen make this home perfect for hosting family and friends.

Adjacent to the guest home is a charming one-bedroom, one-bath cabin with a full kitchen—ideal for guests seeking a more rustic experience or for use as employee housing. Between the cabin and guest home lies a second swimming pool and outdoor kitchen area, creating another excellent gathering space.

Shop & Ranch Headquarters

Located west of the main residence and pool area, the ranch headquarters includes a first-class shop featuring 3,000 square feet of insulated indoor workspace, roll-up doors on both north and south sides, and 4,800 square feet of covered storage walled on the east and west sides. The building also includes two well-built one-bedroom/one-bathroom apartments for guests or employees, along with a large board room set up with an extensive audio-visual system for conferences and meetings as well as some additional storage space. Adjacent to this building is a fuel storage area for vehicles and equipment.

East of the shop, a large outdoor pavilion includes an outdoor kitchen and firepit overlooking two lakes and an ATV/dirt bike track that winds through the pastures. Nearby are three RV/trailer hookups with full water, electric, and septic connections.

Additional Improvements

Near the guest house and cabin is a second shop equipped with roll-up doors and full utilities with additional recreational vehicle hook ups. The ranch also includes a pistol range and a rifle range extending to 1,000 yards. The perimeter is fully fenced, with several interior cross-fenced pastures for livestock management.

RECREATION/HUNTING

Long Creek Ranch offers a perfect mix of open meadows and dense wooded cover, providing exceptional wildlife habitat. The rolling topography, lush creek bottoms, and native vegetation attract a variety of game species.

An extensive network of off-road and ATV trails winds throughout the ranch, providing easy access to all areas and countless vantage points with panoramic views of the surrounding countryside.

357± ACRES IN ERATH COUNTY, TEXAS

PROPERTY ID: 25273311 | $9,675,000

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Long Creek Ranch

357± ACRES IN ERATH COUNTY, TEXAS

PROPERTY ID: 25273311 | $9,675,000

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Four R Ranch

763± ACRES | $15,850,000

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TARRANT COUNTY, TEXAS

Willow Wood Horse Farm

9.75± ACRES | $6,995,000

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FANNIN COUNTY, TEXAS

Sandy Oaks Ranch

520± ACRES | $5,850,000

NEW PRICE

DENTON COUNTY, TEXAS

Walking Tall Ranch

27± ACRES | $4,945,500

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NEW LISTING

HARRISON COUNTY, TEXAS

Oasis in the Pines

41± ACRES | $4,250,000

DAVID BURGHER
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214.213.8715

HARLAN RAY
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SEAN BRENNAN
sbrennan@briggsfreeman.com
817. 688.4610

VAN ZANDT COUNTY, TEXAS

Buck Branch Ranch

92± ACRES | $4,250,000

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KENDALL COUNTY, TEXAS

Clipped Wing Ranch

97± ACRES | $2,750,000

CAMP COUNTY, TEXAS

Lilly Creek Ranch

476± ACRES | $2,750,000

DAVID BURGHER
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HENDERSON & VAN ZANDT COUNTY, TEXAS

Pegasus Horse Farm

96± ACRES | $2,495,000

COLEMAN COUNTY, TEXAS

Colorado River Ranch

195± ACRES | $2,400,000

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GODBOLD RIDEOUT RANCH

Godbold Rideout Ranch spans 1,535± acres in Presidio County's Chihuahuan Desert, featuring rolling grasslands, desert wildlife, and panoramic mountain views. Located 25 miles south of Marfa off Casa Piedra Road, the ranch offers historic character, abundant groundwater, and access to Big Bend Ranch State Park and the Rio Grande. This is Chihuahuan Desert hunting land at its best and a nature lover's dream. **Property ID: 24506431**

OCOTILLO RIM RANCH

Located 35 miles south of downtown Marfa, just past the end of the pavement on Casa Piedra Road, Ocotillo Rim Ranch spans nearly 1,000± acres of elevated rim country with expansive views, wildlife habitat, and rich family history. Featuring electricity, water infrastructure, and dramatic terrain, it's a rare West Texas legacy property with unmatched beauty. **Property ID: 24151737**

RANCHO VIEJO

Nestled beneath the Sierra Vieja Mountains in West Texas, Rancho Viejo is a 19,995± acre ranch that offers diverse habitats, stunning desert landscapes, and rich history. With natural spring water, extensive infrastructure, and prime hunting opportunities, it features a renovated headquarters and excellent wildlife, including mule deer, aoudad, and various bird species. **Property ID: 22892667**

RANCH 2810

Ranch 2810 is part of a million-acre Chihuahuan Desert Grasslands called the Marfa Grasslands. The ranch is 2,858± acres, a premier luxury home with six-bedroom/seven-bathroom, two-half-bath several pastures and new fencing as well as a water distribution system that provides water to the houses and grounds as well as for livestock and native wildlife, located only five miles west of Marfa, Texas. **Property ID: 19721440**

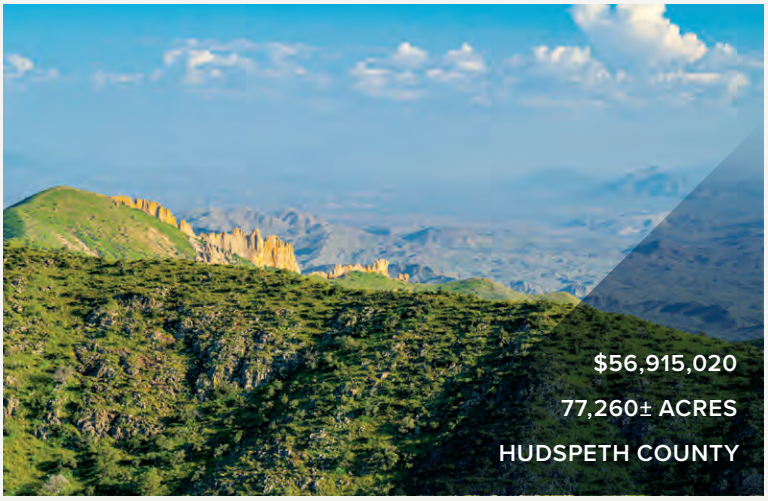
TAMMY KING, BROKER Tammy@KingLandWater.com **JAMES KING, AGENT** James@KingLandWater.com | (432) 386-2821
HARRISON KING, AGENT Harrison@KingLandWater.com | (432) 386-7102

KOEHN RANCH AND FARM

The Koehn Ranch and Farm is 11,893± acres and is one of the most important operating irrigated farms in the region with 14,202.5± acre-feet of permitted Agricultural water rights and 100± acre-feet of industrial water rights and with 20 circles located in a Basin and Range valley of leveled fields surrounded by area mountains. A rare Far West Texas ranch blending crops, livestock, and hunting. **Property ID: 23586888**

McMILLAN RANCH

McMillan Ranch has been in the same family since the 1940s and is due west of the Eagle Mountains which tower over the ranch creating breathtaking views. This ranch offers an easily accessible headquarters, three water wells, and several large surface tanks. Excellent hunting and recreational ranch and a mere one and a half hours from El Paso International Airport and one hour from Van Horn Airport. 7,520± acres Owned and Leased; 3,840± acres Fee Ownership, 3,680± acres GLO Lease. **Property ID: 18414901**



EAGLE & CARRIZO MTN RANCH

The Eagle Mountain/Carrizo Mountain Ranches are actually two nearby distinct properties that are connected by an improved caliche county road and miles of a paved/concrete private easement road linking the ranches with easy access. Similar to the Davis Mountains and the Chisos Mountains of the Chihuahuan Desert, this mountain range functions as a sky island habitat, with intermountain ridge lines and valleys serving as corridors for wildlife migration. **Property ID: 7684861**

DESERT MOUNTAIN RANCH

Desert Mountain Ranch name says it all. Tucked away within the solitude of the Chihuahuan Desert of Brewster County just north of Big Bend National Park and Black Gap WMA the ranch is rich in history, habitat, geology, and modern conveniences. **Property ID: 13431082**

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SPIRES CREEK RANCH

Located a few miles west of Bandera. This live water ranch is incredibly peaceful and protected setting on the banks of Rock Cliff Reservoir, Spires Creek, and the Medina River. The Headquarters, tastefully located on the cliffs of the Lake with impeccable cut limestone improvements and an architecturally unique airplane hangar and runway. **Property ID: 22436314**

COSTA GRANDE RANCH

Costa Grande Ranch is located along the waterfront of the Texas Gulf Coast in Calhoun County just three miles west of Port O'Connor, 75 miles northeast of Corpus Christi. Costa Grande Ranch lies within the Gulf Coast Prairies and Marshes Ecoregion and is part of the Ingleside barrier-strand plain geologic system, a unique Pleistocene coastal system. This ranch includes three distinct properties that offer opportunities for hunting, fishing, and outdoor recreation. Costa Grande is also available in smaller acreage configurations, contact for more information. **Property ID: 15924875**

SANTO BAY RANCH

Santo Bay Ranch spans 1,352 acres along Texas' Gulf Intracoastal Waterway, offering diverse habitats of live oak, wetlands, and prairies. It supports rich wildlife, world-class hunting and fishing, and lies under conservation easements allowing limited development. Extensive habitat and water management enhance its ecological and recreational value. Santo Bay is part of a larger 2,232 acre Costa Grande Ranch of which additional acreage could be purchased. **Property ID: 24024937**

CRISTOBAL KEY

Cristobal Key Ranch, located along the Texas Gulf Coast, spans 885 acres in Calhoun County. The property features diverse ecosystems, including coastal prairies, wetlands, and live oak motts, supporting a wide array of wildlife. It offers private waterfront access along the Gulf Intracoastal Waterway and prime fishing opportunities. This diverse landscape is ideal for hunting, birdwatching, and outdoor enjoyment. Cristobal Key is part of a larger 2,232 acre Costa Grande Ranch of which additional acreage could be purchased. **Property ID: 23002387**

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HARRISON KING, AGENT Harrison@KingLandWater.com | (432) 386-7102

107 HIDDEN VALLEY DRIVE

Located a mile high in the Greater Big Bend Dark Sky Reserve of the Davis Mountains in Fort Davis, Texas, this Southwest style 2,700+ square-foot adobe home is situated on 17.62± acres, in the highly desirable Limpia Crossing neighborhood, with maximum privacy and unobstructed views from every room. The home showcases many hand-crafted custom finishes and is designed with multiple living areas, dine-in kitchen, four bedrooms and three bathrooms. **Property ID: 22560853**

102 CLEAR VIEW DRIVE

Located near the entrance of the desirable Limpia Crossing Subdivision. three bedrooms/two bathrooms, 2,300± square foot home with two-car garage on 5.6± acres. Stained concrete floors, granite counters, ss appliances, two-sided rock faced gas fireplace. Master suite with sitting area and separate dressing areas. Covered front porch with mountain views. **Property ID: 24929827**

108 ANTLER DRIVE

142± acres in the desirable Limpia Crossing Subdivision offers panoramic views of the Davis Mountains. Mountainside to a seasonal creek, this unique property features an observatory with Ritchey-Chretien telescope, 2,000 square-foot barn/workshop, a two-car garage, and a two-bedroom/two-and-a-half bath, 2,300± square-foot home with five living areas. Entirely fenced. Private well and septic. **Property ID: 18016846**

HUMMINGBIRD RANCH

Hummingbird Ranch is in the heart of the Davis Mountains, straddling Limpia Canyon adjacent to the Davis Mountain Preserve. A natural high elevation wooded private escape located in the DMR subdivision, provides a diverse habitat and abundance of game and non-game animals and wildlife. The ranch is named after the rich diversity of hummingbirds found here with at least 16 species documented including the Rivoli, White Eared, Rufus, Anna's and Lucifer hummingbirds to name a few. **Property ID: 19301951**

Robert Dullnig • *Broker Associate*
DULLNIGRANCHES@GMAIL.COM

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South Chilipitin Ranch

Tucked away in an ideal, private setting, this remarkable property sits in the heart of Texas most renowned native Whitetail deer hunting country.

5,997± ACRES IN MAVERICK COUNTY
PROPERTY ID: 24577938

Little Yoledigo Creek Ranch

Little Yoledigo Creek Ranch is a well-rounded ranch with the character, resources, and setting to be a very special place.

3,197± ACRES IN ZAVALA COUNTY
PROPERTY ID: 24758837

Buck Creek Ranch

Secluded property that has been under the same family ownership for 16 years.

2,175± ACRES IN ZAVALA COUNTY
PROPERTY ID: 23061106

Drummond Creek Ranch

A turn-key hunters paradise with some of the finest quail and native free-range whitetail South Texas has to offer!

2,200± ACRES IN MCMULLEN COUNTY
PROPERTY ID: 23833450

Dripstone Ranch

Lies in the highly sought-after transition zone, where the Texas Hill Country meets South Texas, offering a rare blend of both landscapes.

2,275± ACRES IN UVALDE COUNTY
PROPERTY ID: 24779027

Blue Mountain Farm

This property is a convenient, well-watered, fully operational productive farm while also having plenty of land for hunting.

709± ACRES IN UVALDE COUNTY
PROPERTY ID: 24758856

Living Waters Ranch

A handsome lodge on a majestic bluff overlooks the Nueces River, an attraction for fishing, water sports, or exploration of the Indian caves.

705± ACRES IN UVALDE COUNTY
PROPERTY ID: 13911558

Alta Mira Farm

This well watered, highly productive irrigated farm has a prime location and easy access, making it ideal for cattle or recreation with 240± acres of native brush.

598± ACRES IN UVALDE COUNTY
PROPERTY ID: 24023579

Robert Dullnig • *Broker Associate*
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3 Creeks Ranch

Finely restored historic improvements blend with miles of spring-fed creeks, stunning views and fertile improved pastureland.

886± ACRES IN GILLESPIE COUNTY
PROPERTY ID: 22991966

Trescientos Ranch

Permanent spring-fed water and a central Hill Country location provides a permanent or weekend retreat.

300± ACRES IN GILLESPIE COUNTY
PROPERTY ID: 21440827

East Llano River Ranch

Endless recreation and beauty ideally one hour from Austin, offering Llano River frontage and immense potential for improvements of choice.

335± ACRES IN LLANO COUNTY
PROPERTY ID: 20889179

Flying MMM Ranch

This turnkey property blends the beauty of the Llano River with impressive improvements including a main home, guest cabins, barn and workshop.

407± ACRES IN MASON COUNTY
PROPERTY ID: 22846452

Double Diamond Ranch

Meticulously maintained, high-fenced hunting and working ranch has been owned since 1982. Incredible surface and sub surface water includes part of Blanco Creek.

2,445 ± ACRES IN BEE-GOLIAD COUNTY
PROPERTY ID: 23723857

Big Wells Ranch

Prime 'Golden Triangle" hunting ranch offers natural beauty, rich wildlife and excellent hunting for large trophy quality deer.

1,296± ACRES IN DIMMIT COUNTY
PROPERTY ID: 22743209

Twin Lakes Ranch

The 50± acre Lake and a 26± acre Lake provide a sportsman's oasis, with fine improvements, Edwards water rights, native deer hunting plus World-class bass and duck hunting.

823± ACRES IN MEDINA COUNTY
PROPERTY ID: 16746940

Frashier Creek Ranch

Rare natural beauty includes live water, grand trees, gentle usable land, views and abundant native wildlife.

278± ACRES IN KENDALL COUNTY
PROPERTY ID: 23004478

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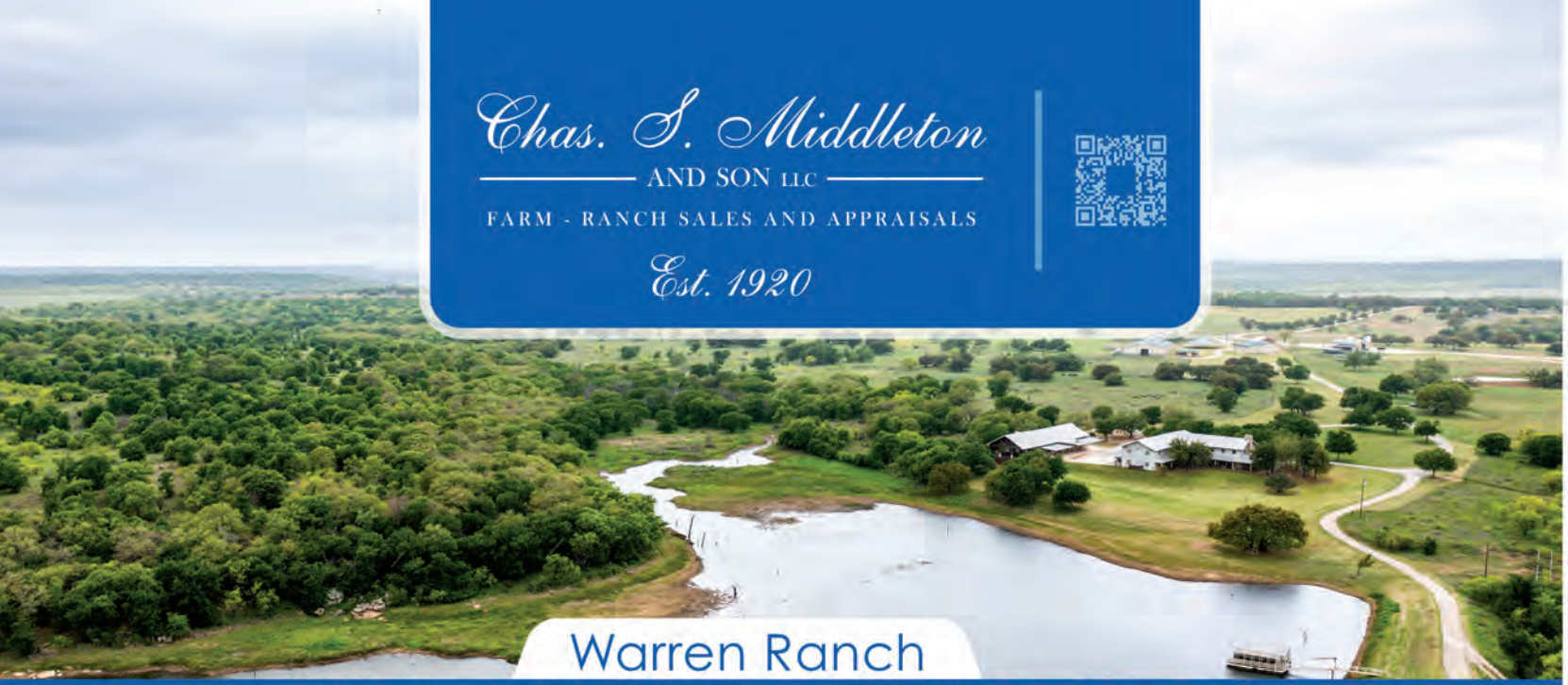

Warren Ranch

3,881± acres | $25,979,414 | Coleman and Brown Counties, Texas

The Warren Ranch exemplifies exceptional stewardship, pride of ownership, and functional structural enhancements, all of which complement the incredible recreational opportunities this remarkable property offers. Owned, managed, improved, and maintained by the Warren family for over 30 years, the ranch presents a one-of-a-kind offering. The ranch features a perfect blend of open, rolling meadows, dense thickets, and tree canopies that provide shelter for wildlife, as well as fertile creek bottoms. Several improved grass fields are scattered across the property, with native grasses in excellent condition due to sound livestock grazing practices. Vegetation is primarily a mix of live oak, post oak, elm, and other hardwood trees.

Blessed with an abundance of live water, several creeks flow through the ranch that ultimately flow into Jim Ned Creek, which runs approximately five miles through the property. The property also boasts three large lakes, each exceeding eight surface acres when full, along with numerous smaller ponds. Several of the larger ponds are over two acres in size. A true hunting paradise, the ranch is abundant with trophy whitetail deer, carefully managed through selective harvest practices. About 40% of the ranch is enclosed by high fences, divided into four pastures, each with its own individual MLDP program. The remaining 60% is low-fenced, also under MLDP to ensure an outstanding hunting experience. The ranch's improvements are equally impressive, featuring a two-story lodge and annex, a beautiful two-story main house, horse barns, pens, and multiple ranch houses. ***$6,694 per acre.***

half-Diamond 'D" Ranch

750± acres | Call For Price | Bell County, Texas

This outstanding recreational/development property has been under the same family ownership for nearly a century. The property has substantial, highly traveled highway frontage and this is one of the last remaining large acreage properties in the expanding Austin Metro area. This scenic property has substantial frontage on the Lampasas River, including 157 acre feet of adjudicated water rights. The ranch has a perfect blend of tree cover and open areas for viewing native game. The property is divided by State Highway 195 and Sharp Cemetery Road into three distinct parcels. The seller would consider selling the parcels separately. Because the half-Diamond 'D' Ranch is considered to be such a unique and rare offering, the owners of the property have requested that we do not publish the listing price. ***Please call for pricing information.***

Cornerstone Ranch

843± acres | $13,656,600 | Kaufman County, Texas

A uniquely large property in one of the fastest growing areas of Texas. This is a true multi-use property that currently functions as a recreational ranch, private family compound, and income-generating venue. Looking ahead, the ranch's real strength lies in its development potential—with utilities and road infrastructure in place.

Highlighted improvements include a 60'x80' indoor pavilion, 10 one-bedroom casitas, a 40'x60' outdoor pavilion w/ BBQ pit, a 3 bay equipment barn, and a 10+ acre lake at the headquarters. This 10+ acre lake lies at the heart of the ranch and is renowned for its excellent fishing, including bass, catfish, and sunfish. Numerous additional ponds are spread across gently rolling terrain, shaded by mature burr oak trees and surrounded by thriving native habitat. The property supports a healthy population of wildlife including deer, dove, ducks, and geese. ***$16,200 per acre.***

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Miller Farm

5,360.43± acres | $15,009,204 | Grant County, Oklahoma

The Miller Farm is made up of 13 tracts ranging in size from 160 ± acres to 1,022.15 ± acres. At one time most of the farm was in cultivation, today all but 320 ± acres has been planted back into grass and has been fenced and cross fenced for cattle production. The topography ranges from mostly level to gently rolling with an outstanding turf of native and improved grasses. These tracts are all open prairie country with little to no brush and a small scattering of hardwood trees. The farm is improved with a nice set of livestock/shipping pens with a hydraulic squeeze chute. Each pasture also has a catch pen. In the town of Wakita, the farm also owns a .3-acre lot that features a 100'x40' shop, a 60'x40' shop, and a stack lot. The property is considered to be very well watered with 2 electric submersible water wells, 14 solar water wells, four taps on rural water, and 31 earthen stock ponds. Recreational opportunities on the Miller Farm are outstanding, with abundant white-tailed deer, dove, quail, turkey, pheasant, and exceptional waterfowl hunting throughout. ***$2,800 per acre.***

South Arrow Ranch

628± acres | $16,014,000 | Blanco County, Texas

A stunning property located in one of the most desirable areas of the Texas Hill Country. This highly improved ranch features a 7,500 sq. ft. main barn/shop, a water well, a cozy hunter's cabin and two stocked ponds. The ranch is fully high-fenced and includes cross-fencing for added versatility. The ranch offers prime hunting opportunities for whitetail deer, turkey, dove, quail, and hogs. Horse enthusiasts will appreciate the well-equipped facilities, including stalls, pens, and an arena, along with miles of scenic trails for horseback riding or ATV exploration. ***$25,500 per acre.***

Miller Ranch

4,089± Total Acres | $15,076,000 | Grant County, OK

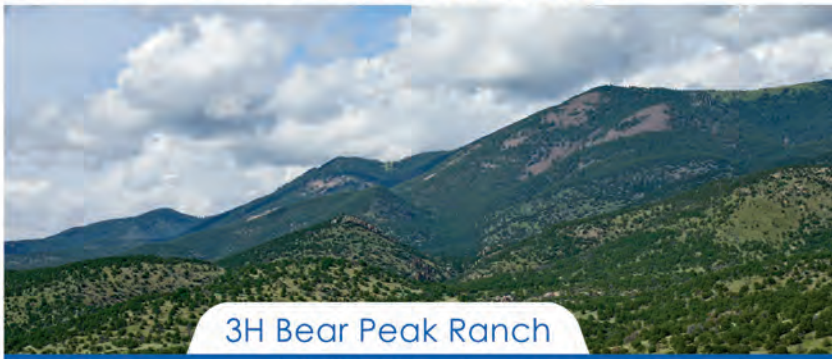
3,769± deeded acres • 320± private lease acres

A well-improved, extremely productive ranch. The topography is generally described as gently rolling and sometimes hummocky sand hills, descending to productive bottomlands, with some sub-irrigated creek bottoms. Substantial livestock working and shipping pens are well positioned. Very well improved with an attractive headquarters consisting of the main house, a horse barn, equipment shed, livestock pens, and additional outbuildings. ***$4,000 per deeded acre.***

Pillar Bluff Lake Ranch

700± acres | $10,500,000 | Burnet County, Texas

A scenic ranch that boasts a 24-acre lake and features Pillar Bluff Creek stretching 2 miles through the property. With historic rock formations like Pillar Bluff and Owl Bluff, the landscape is rich and varied. The terrain varies from gentle slopes to fertile fields, and mature tree coverage including live oak, post oak, elm, and pecan. The ranch includes great hunting opportunities for deer, turkey, and more, plus fishing in the lake and stock tank. Situated just outside Lampasas, Texas. ***$15,000 per acre.***



3H Bear Peak Ranch

25,244± acres | $10,000,000 | Socorro County, NM

This ranch represents the best of the Southwest: vast landscapes, trophy hunting, quality grazing, and excellent improvements. Its combination of deeded and leased lands, secure access, strong water system, and premier location in GMU 17 make it a legacy investment. Situated along the western slope of the Magdalena Mountain Range and adjoining the Cibola National Forest, the ranch has an exceptional blend of rolling grass prairies ascending to rugged mountains. ***$2,288 per deeded acre.***

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Solo Uno Mas Ranch

2,160± acres | $9,300,000 | Zavala County, Texas

An outstanding hunting ranch with a variety of native wildlife and a brand-new lodge. The 4-bedroom, 3-bath lodge offers an open floor plan with a one-of-a-kind kitchen, a huge fireplace, covered porches, and an attached garage with 3 overhead doors. Very well watered with 8 earthen tanks, 5 concrete troughs, and a water well. The ranch is considered one of the best whitetail deer hunting ranches in the area. The ranch offers excellent opportunities for hunting dove, quail, and turkey as well as an abundance of ducks, geese, and sandhill cranes. ***$4,306 per acre.***

Patterson Ranch

11,960± acres | $8,141,750 | De Baca & Guadalupe Co., NM

11,230± Deeded • 280± BLM • 450± Private Lease

Owned by the same family since the early 1930's, the Patterson Ranch is one of the most productive, and well maintained cattle and hunting ranches in Eastern New Mexico. The topography on the property ranges from open rolling prairie country on the south end to scattered broken country along the eastern side. Well watered with 5 water wells and an extensive water system. Hunting on the ranch is outstanding with the big game species being Mule Deer, Pronghorn Antelope, and an outstanding population of Scaled Quail. ***$725 per deeded acre.***

Indian Hills Ranch

668.2± acres | $7,899,000 | Bosque County, Texas

Offers a great combination for cattle and hunting with excellent grass, water, fencing, corrals, and habitat for the wildlife native to this area of Central Texas. Ranch improvements include a main residence, a historic wood-frame home, three large barns, functional corrals, and an excellent network of ranch roads with cattle guards. Much of the landscape is open and productive. The terrain is gently rolling and dotted with numerous ponds, including a creek that runs along the eastern boundary. ***$11,822 per acre.***

Watts Creek Ranch

1,622.36± acres | $7,300,620 | Coleman County, Texas

Part of the famous Warren Ranch and has been owned and operated by the same family for over 30 years. The property is a combination of gently rolling pasture ascending to rugged and rocky hills. Watts Creek runs through the northern portion of the property for approximately 1.1 miles. This ranch has an excellent native grass turf and diverse topography and cover. A hunter's paradise with trophy whitetail deer, Rio Grande turkey, and quail. ***$4,500 per acre.***

Ritter Creek Ranch

1,940.06± acres | $5,450,000 | Childress County, Texas

An exceptional ranch that boasts a beautiful home, guest quarters, bunkhouse, several livestock barns, sheds, and two large shop buildings. Fenced and cross-fenced into seven or eight pastures and traps. Topography is diverse, with scenic rugged breaks giving way to level and productive flats. A large pond located in the central portion of the ranch is maintained by a solar water well with an additional 8-10 ponds scattered across the ranch, many stocked with fish. ***$2,809 per acre.***

Sol T Cattle Company Ranch

1,044.7± acres | $4,648,915 | McClain & Pontotoc Co., OK

A premier cattle, hunting, and recreational property. Spanning approximately 1,044.7 acres, the ranch is composed of three closely located tracts. Extremely well watered, with numerous ponds, drinking stations, and more than a mile of Big Creek. The ranch also offers excellent hunting opportunities, with abundant populations of Whitetail deer, turkey, waterfowl, dove, quail, and wild hogs. ***$4,450 per acre.***

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Flowing Springs Ranch

359± acres | $4,308,000 | Kaufman Co., TX

A very private getaway with great outdoor opportunities. A live, spring-fed creek winds through the property for more than a mile. These water features provide year-round fishing for bass, catfish, and perch, while scattered ponds across the ranch expand the recreational opportunities. The diverse terrain of thick woods, open meadows, creek bottoms, and managed hay fields, ensures a balanced ecosystem that attracts and holds game throughout the seasons. ***$12,000 per acre.***

Miller East Ranch

1,120± acres | $4,000,000 | Grant Co., OK

1,000± deeded • 120± private lease

From cattle ranching to hunting and fishing, this property offers a variety of opportunities. The topography and landscape varies throughout the property, but is generally described as gently rolling and sometimes hummocky sand hills, gently draining south to the Salt Fork of the Arkansas River. The river makes up the southern border of the property for approximately 2.5 miles. ***$4,000 per deeded acre.***

Lazy L School Creek Ranch

260± acres | $3,510,000 | Lampasas Co., TX

A picturesque property that offers the perfect blend of productive land and recreational appeal. School Creek meanders through the center of the ranch for about half a mile, bordered by large live oaks, pecan, sycamore, and elm trees. Two stock tanks provide additional water sources. The land's fertile soil and well-established grasses contribute to its strong productivity. ***$13,500 per acre.***

Cottle County Dos Rios Ranch

880± acres | $2,950,000 | Paducah, TX

An outstanding turn-key property that offers exceptional living quarters, a massive shop, outstanding hunting and recreation potential and quality livestock grazing opportunities. Fenced and cross-fenced into six main pastures with traps and holding pens. Beautifully improved with a well-built barndominium, serving as a comfortable residence, garage, and workshop. Abundant populations of whitetail deer, turkey, and quail. ***$3,352 per acre.***

Chappell Creek Ranch

293± acres | $2,178,455 | Comanche, TX

A very scenic property with a highly desirable combination of open grass pastures lined by mature hardwood trees. Chappell Creek flows through the ranch for over a mile, entering the property from the southwest and winding its way northeast. Overall, the ranch offers about a 50/50 blend of open country and dense timbered pasture. An abundance of wildlife is in this area, such as whitetail deer and turkey. ***$7,435 per acre***.

Burleson Branch 172 Acres

171.8± acres | $1,500,000 | Lampasas Co., TX

This ranch offers an excellent blend of productivity and recreation. Burleson Branch, a seasonal creek, meanders through the center of the property, carving out striking rock formations. To the west of the branch, the land opens up with elevated ridges. In contrast, the eastern portion features rugged terrain with deep draws and dense woodlands, creating a haven for wildlife. ***$8,733 per acre.***

Speer Ranch

650± acres | $1,332,500 | Foard Co., TX

This property features a well-balanced mix of productive wheat farmland and native pasture. It is fully fenced and cross-fenced with fair to good barbed wire fencing. Multiple stock tanks and seasonal creeks provide water sources for both livestock and the native wildlife. Two sets of corrals are located on the property. The area is especially renowned for its excellent whitetail deer hunting. ***$2,050 per acre.***

Ashtola Donley Co. Irrigated Farm

321.67± acres | $1,300,000 | Clarendon, TX

A partially irrigated farm with approximately 172 acres under two pivots. Around 100 acres are dedicated to cultivated dryland, with the balance of land in grass corners. There are 2 irrigation wells with the south well capable of producing approximately 550 gallons per minute, per the owner. Large ranches are located to the south and west, with trophy mule deer observed on the property. ***$4,041.41 per acre.***

The Marsh

50± acres | $995,000 | Kaufman Co., TX

A premier recreational retreat perfectly positioned southeast of Dallas-Fort Worth. Wildlife tax exempt and expertly engineered for elite waterfowl and deer hunting. The ranch features three professionally developed marshes. Two large, deep-water storage ponds ensure ample water supply, while a dedicated irrigation system with dual 1,000-gallon tanks supports optimal grain growth for food plots.

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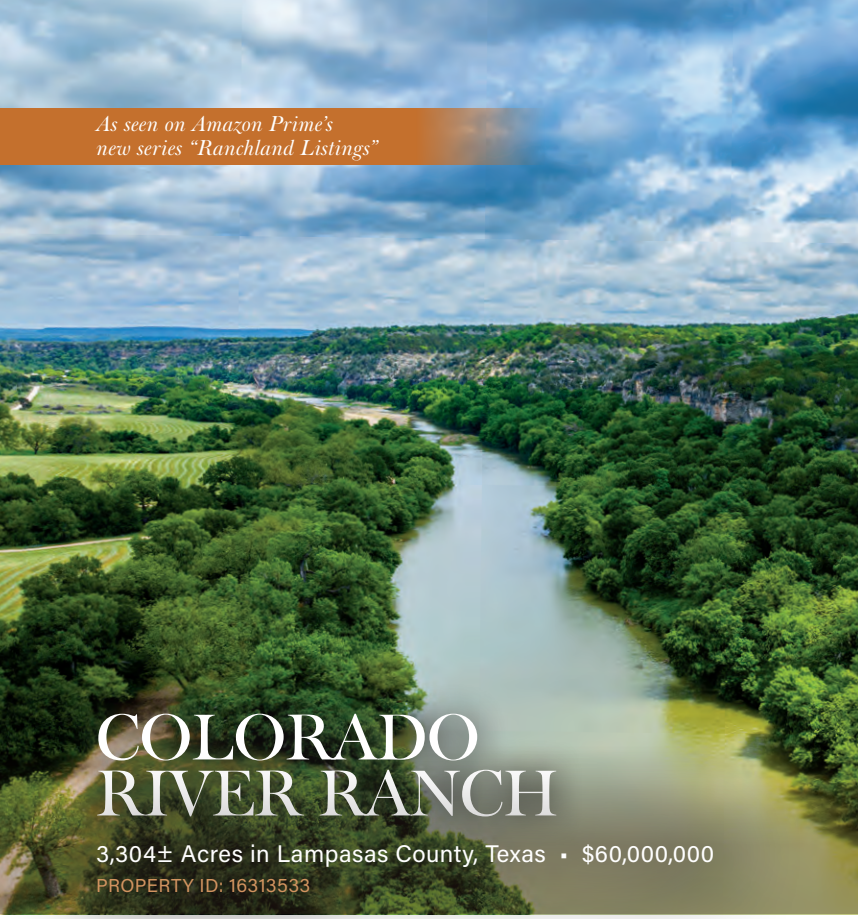

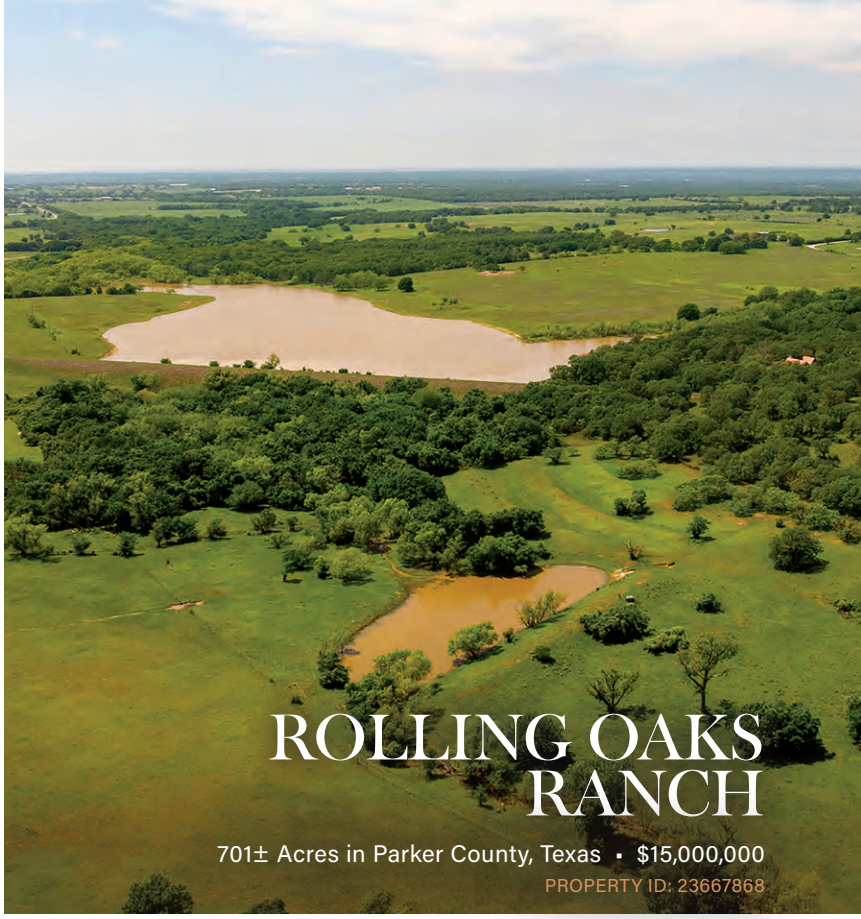

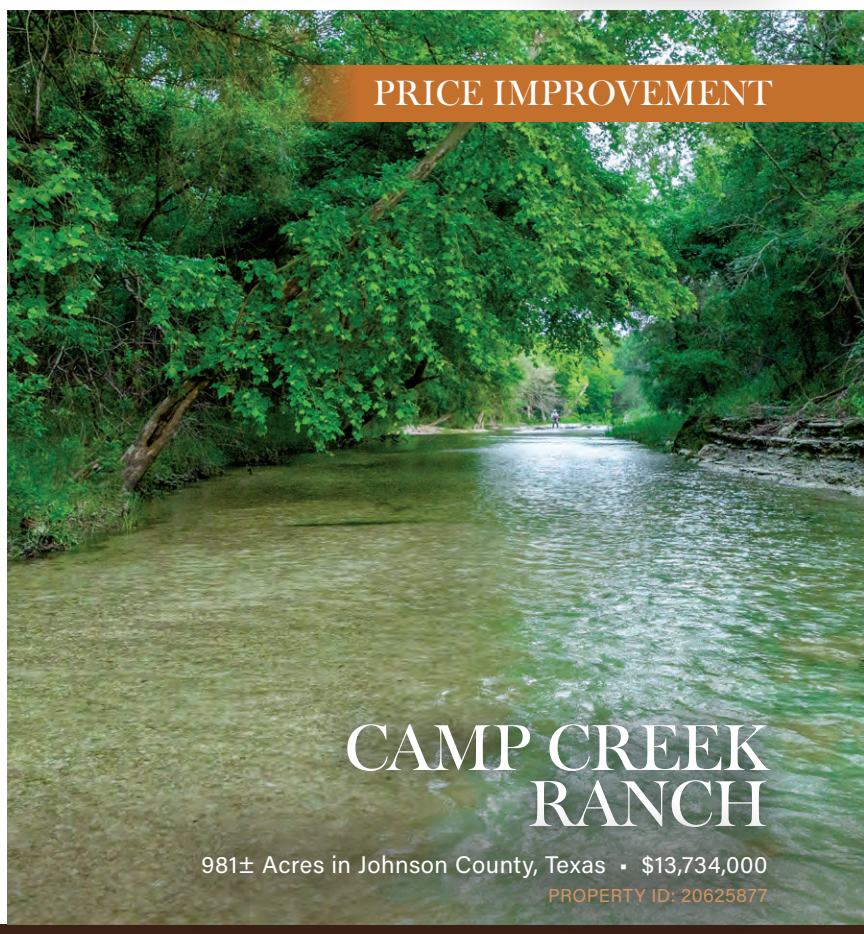

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PRICE IMPROVEMENT

WEEKEND RANCH

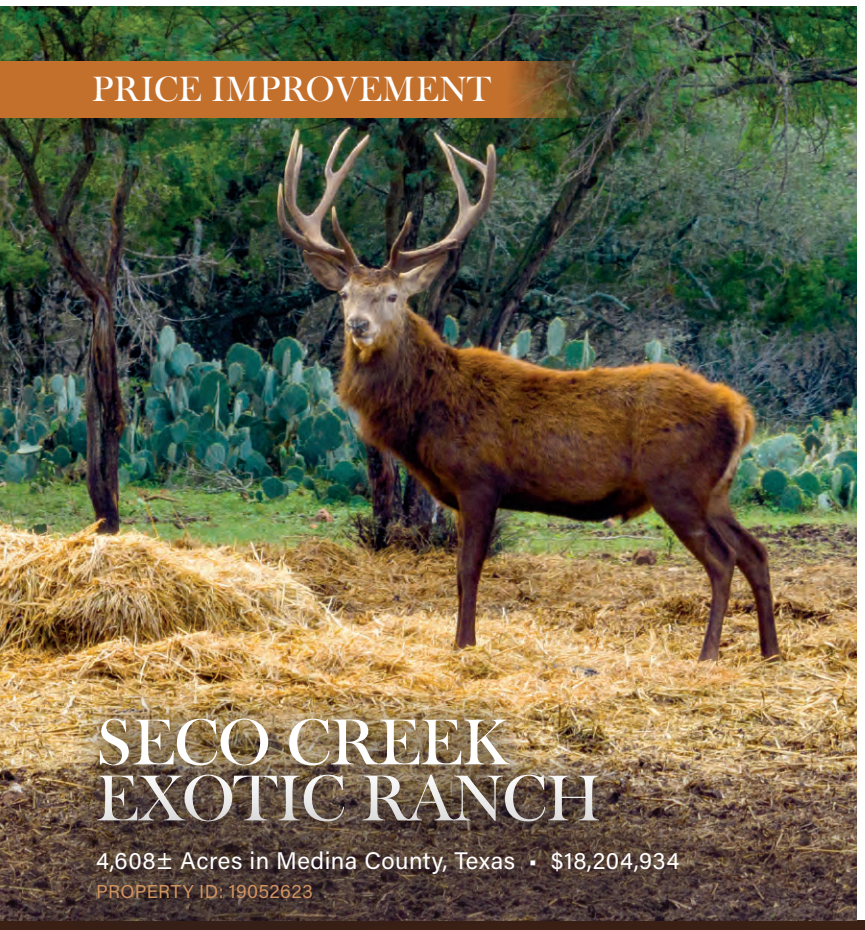
351± Acres in Coryell County, Texas • $2,785,500

PROPERTY ID: 23154061

NAYLOR COMANCHE RANCH

368± Acres in Comanche County, Texas • $4,450,000

PROPERTY ID: 24429519



PRICE IMPROVEMENT

SECO CREEK EXOTIC RANCH

4,608± Acres in Medina County, Texas • $18,204,934

PROPERTY ID: 19052623

HOLLY SPRINGS RANCH

246.78± Acres in Anderson County, Texas • 1,850,850

PROPERTY ID: 20430689

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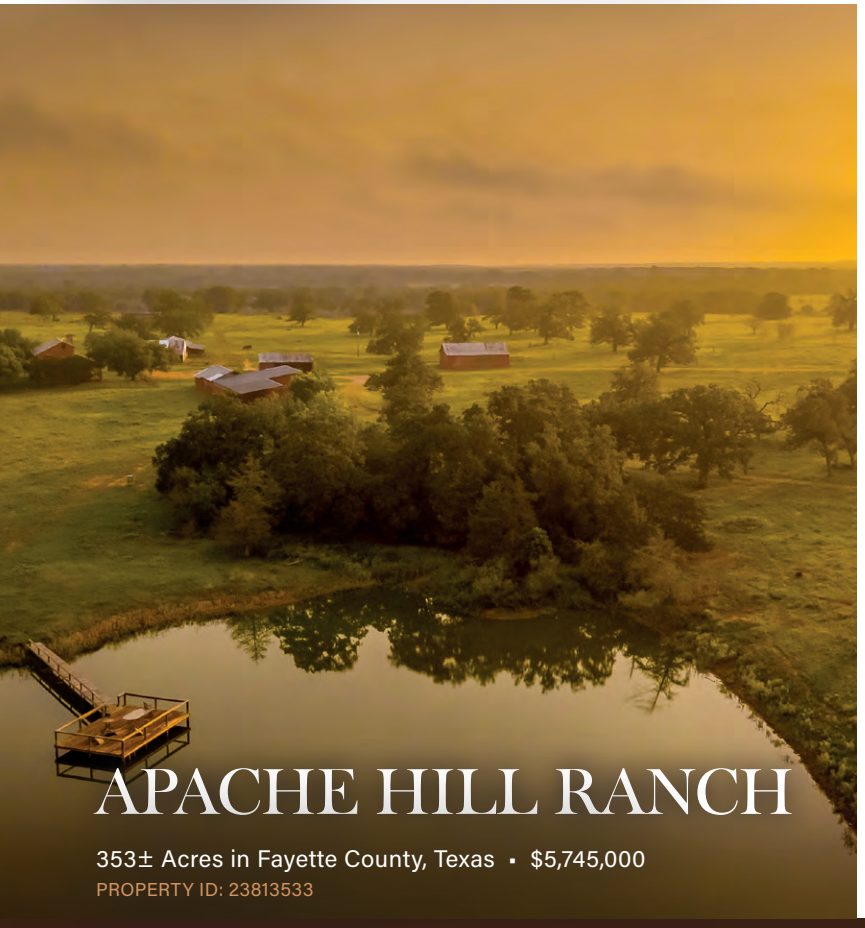

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60± ACRE ARROYO MEDINA

TEXAS HILL COUNTRY / BANDERA COUNTY / BANDERA

This rare 60-acre Hill Country paradise is located along the cypress-lined Medina River, just minutes from Bandera, also known as the "Cowboy Capital of the World." A paved road offers scenic views and leads to a riverfront setting with a manicured lawn. The main limestone home features a screened-in porch, granite countertops, commercial appliances, a fireplace, and a firepit by the river. A pavilion with an outdoor kitchen and restrooms is ideal for gatherings. An upper house on the bluff provides panoramic views, three bedrooms, three baths, a fireplace, and a covered porch. This impeccably maintained property is a true Hill Country gem.

74± ACRE ONION CREEK RANCH

TEXAS HILL COUNTRY / HAYS COUNTY / DRIPPING SPRINGS

Nestled in the heart of the Texas Hill Country, Onion Creek Ranch offers an idyllic location just 15 minutes from Dripping Springs, 30 minutes from Austin, and an hour from San Antonio. The property features approximately 3,600 feet of pristine limestone-bottom Onion Creek, set against a beautiful lake with a rock bluff backdrop and a concrete drive-over dam. The land's rolling hills and bluffs provide breathtaking views of both Onion Creek and the surrounding Hill Country. The property is easily accessible with well-maintained roads that traverse throughout the property, ensuring easy access and scenic beauty at every turn.

482± ACRE CYPRESS RIVER RANCH

TEXAS HILL COUNTRY / KENDALL COUNTY / BOERNE

This ranch consists of 482 acres with over 2,000-feet of Guadalupe River Frontage. The property's landscape gently rolls from highway frontage down to the river, consisting of majestic oak trees and numerous other hardwood species. The cypress trees on the river complete the properties flora appearance. The headquarters consists of two houses and three barns, surrounded by trophy oak trees. The property overlooks a newly constructed, two-acre lake; is high fenced on three sides, and features an abundance of native and exotic animals.

600± ACRE CHEROKEE RANCH

NORTHEAST TEXAS / CHEROKEE COUNTY

This 600-acre ranch, located in the Piney Woods of East Texas, contains a nice balance of high ground and low ground, contributing to a great diversity of topography, flora, fauna, and the potential for improvement. The property offers a unique blend of natural beauty and practical usability, making it a prime candidate for various outdoor activities and land enhancement projects.

995± ACRE DIAMOND G RANCH

CENTRAL TEXAS / KINNEY COUNTY / BRACKETTVILLE

This meticulously maintained ranch showcases the rich brush diversity of South Texas, creating excellent habitats for South Texas whitetail deer, blackbuck, Rio Grande turkey, dove, and quail. The ranch has been managed under MLD Level 3 for years, enhancing its wildlife management practices. The property includes a five-bedroom, four-bath modular home and is equipped with 22 corn feeders, six protein feeders, and 12 hunting blinds suitable for both rifle and bow hunting.

1,057± ACRE MEDINA RIVER RANCH

TEXAS HILL COUNTRY / BANDERA COUNTY / MEDINA

Classic Hill Country scenes present themselves on this beautiful property in Medina, TX. Sweeping views, flowing waters, steep canyons, and epic hilltops await the discerning buyer of this 1,057±-acre property. Located just seven minutes west of Medina, the ranch is situated along scenic Highway 337 in Bandera County. The property is easily accessible from nearby communities of Bandera, Kerrville, Boerne, and San Antonio. The gated entrance along the highway leads to a favorable road system that immediately captures the beautiful Medina River. With over 5,000 feet of both sides of the river, this property boasts deep swimming holes, shallow open areas for fly fishing, and a walkable shoreline. The river makes a horseshoe turn on this ranch, maximizing the water frontage and carving steep cliffs along the bend. The elevation changes dramatically from the front gate to the hills within the property. From 1,540 feet to over 2,000 feet on the hilltops, the breathtaking hills climb steeply from the lower valleys, providing incredible views. Ancient live oak trees characterize the landscape and areas of thick brush provide cover for the numerous species of native wildlife and roaming exotics. Contact duPerier Texas Land Man for more information about this unique opportunity to own an exciting piece of the Texas Hill Country in Bandera County. Improvements include a stunning Lodge and three stunning Safari Tents complete with wraparound porches with all modern amenities.

830.755.5205 / TexasLandMan.com

The duPerier TEXAS LAND MAN

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WOLF CREEK RANCH

331± ACRES / TEXAS HILL COUNTRY / GILLESPIE COUNTY

Located in a coveted section of the Texas Hill Country, the 331-acre Wolf Creek Ranch lies just 12 miles southwest of Fredericksburg, TX, along Hwy 16. Water is a scarce commodity in Texas, and Wolf Creek Ranch offers numerous sources, including over half a mile of Wolf Creek meandering through the property and a concrete dam that creates a creek-fed lake. Additionally, the property features three groundwater wells and water rights from Wolf Creek. The custom-built 7,500± square-foot, four-bedroom, three-and-one-half-bath main house is a true architectural masterpiece, incorporating a vintage 1800s rock home while offering all the modern amenities. Other improvements include a three-bed, two-bath guest house; a two-bed, one-bath mobile home; a one-bed casita, a 16,000-square-foot 13-stall horse barn complete with office and additional amenities, a covered round pen, a 140x300-foot arena, and equipment barns. The gently rolling land offers fertile soils, numerous cross-fenced pastures, and ample oak motts to shelter wildlife. Whitetail deer, axis deer, turkey, and dove inhabit the ranch. Don't miss your opportunity to own this Gillespie County gem.

FM RANCH

160± ACRES / TEXAS HILL COUNTRY / GILLESPIE & KERR COUNTIES

A true example of a Hill Country homestead, the 160-acre FM Ranch is located just a short drive southwest of Harper, TX, and offers scenic access to both Fredericksburg and Kerrville. The gently rolling topography is blanketed with a mixture of hardwoods, including live oak, post oak, and Spanish oak. This grass-covered terrain offers abundant opportunities for wildlife enthusiasts and agriculturalists alike. Additionally, a 24-acre field may be utilized for wildlife food plots, hay production, or grazing. Two wet-weather draws cross the property from west to east, providing seasonal surface water. The homestead includes a 1,460±-square-foot two-story home featuring three bedrooms and one bath, with ample living space and porches to enjoy the views. Nearby is a rock guest quarters consisting of two rooms, one bathroom, a cellar, and a garage. Other improvements include a rock meat processing building with cellar, a rock equipment barn, livestock barns, cattle pens, and a chicken coop. The ranch is serviced by one water well, a water storage tank, and numerous water troughs. Wildlife includes whitetail deer, feral hogs, dove, Rio Grande turkey, and occasional exotic species.

KEVIN MEIER, BROKER / 830-460-5301 / LandMenRanchSales.com

BLANCO RIVER RANCH

208± ACRES / TEXAS HILL COUNTRY / BLANCO COUNTY

Don't miss your opportunity to own the 208-acre Blanco River Ranch, located less than 1.5 miles east of Blanco, TX. This high-fenced ranch features open fields planted with improved grasses such as Klein and Bermuda, a wooded landscape with a diverse mix of oaks and native brush, and nearly 800 feet of Blanco River frontage. The property is accessed via RM 165 through an automatic gate, and an all-weather road leads to the ranch's improvements. The 3,048-square-foot rock home, typical of Hill Country architecture, offers three bedrooms, two and one-half baths, and a picturesque view of the fertile fields from the front porch. The back patio provides excellent opportunities for viewing wildlife as they meander through the wooded landscape. The property is cross-fenced into several pastures, allowing for management of cattle, horses, and hay production. Additional improvements include a horse barn with living quarters, an enclosed storage barn, a pole barn, and one water well. Wildlife includes whitetail deer, turkey, hogs, and dove.

SOUTH ONION CREEK

125± ACRES / TEXAS HILL COUNTRY / HAYS COUNTY

A rare find in a coveted part of Texas, the 125-acre South Onion Creek Ranch is located just a short drive southwest of Dripping Springs. The rolling topography, characteristic of this area, provides a canvas for a diverse range of native flora and fauna, along with breathtaking views. A mixture of native hardwoods and grass-covered rangeland offers endless possibilities. The southern boundary is flanked by 2,100 feet of South Onion Creek, which, in typical years, offers abundant recreational and angling opportunities. The property is accessed via the private Walker Ranch Road on its western boundary, spanning nearly 0.6 miles. Wildlife species include whitetail deer, feral hogs, dove, and Rio Grande turkey.

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DOS ARROYAS RANCH

1,256± ACRES / NORTHWEST TEXAS
SHACKELFORD COUNTY

The ranch is located just west of Moran, TX in Shackelford County. The diverse terrain, native browse species, and fertile fields offer the perfect opportunity for agriculturalists and sportsmen alike. 14 earthen tanks are strategically located throughout the ranch, providing easy water access to livestock and wildlife. Deep Creek meanders 1.9 miles through the eastern portion of the ranch, while Cordwood Creek traverses the southwestern portion for 8/10s of a mile. Deep fertile soils make up the 43-, 65-, 70- and 78-acre fields. Public road access is available on the north, south, and west boundaries while a good network of roads provides easy access throughout the ranch.

CROSSWAY RANCH

350± ACRES
TEXAS HILL COUNTRY / KERR COUNTY

Located just 19 miles northwest of Kerrville, TX, this 350-acre ranch offers stunning views and year-round recreational opportunities. The gently rolling terrain, scattered with mature oak trees, is perfect for wildlife watching or hiking. With nearly half a mile of IH-10 frontage road access, the property is ideal for commercial ventures, ranching, or personal use. Equipped with water well and electricity, it's ready for development or your dream home. Whether for a private retreat or ranching, this land offers a unique chance to own a piece of the Texas Hill Country.

CORDWOOD CREEK RANCH

610± ACRES / NORTHWEST TEXAS
SHACKELFORD COUNTY

Cordwood Creek Ranch is also located just west of Moran, TX, in Shackelford County. The diverse terrain, native browse species, and fertile fields make this ranch ideal for both agriculturalists and sportsmen. It is well-watered by eight earthen tanks, and Cordwood Creek meanders through the southwestern portion of the property for 0.8 miles. Deep, fertile soils support the 43- and 65-acre fields. Public road access is available on the north, south, and west boundaries, and a good network of roads provides easy access throughout the ranch.

TWO DRAWS RANCH

119± ACRES / TEXAS HILL COUNTRY / HAYS CO.

The 119 acre, Two Draws Ranch is located just minutes southwest of Dripping Springs, Texas. The ranch abounds in native flora providing breathtaking picturesque views at every turn. The gently rolling terrain adds to the ambience while providing opportunities for future earthen water features. The property is characterized by its native hardwoods, diverse brush species, and native open space offering the perfect canvas for recreational, hunting, and livestock use. Wildlife species include White-tailed Deer, feral hogs, dove, and Rio Grande Turkey. Don't miss this opportunity to create your perfect dream ranch.

DEEP CREEK RANCH

646± ACRES / NORTHWEST TEXAS
SHACKELFORD COUNTY

The Deep Creek Ranch is located just west of Moran, TX, in Shackelford County. The diverse terrain, native browse species, and fertile fields offer the perfect opportunity for agriculturalists and sportsmen alike. The ranch is well-watered by six earthen tanks. Deep Creek meanders for 1.9 miles through the eastern portion of the property, providing water for both domestic livestock and wildlife. Deep, fertile soils make up the 70- and 78-acre fields. Public road access is available along the north and south boundaries, while a well-maintained network of roads allows easy access throughout the ranch.

LAGARTO CREEK RANCH

241± ACRES / SOUTH TEXAS / JIM WELLS CO.

The ranch and its native brush species, rolling topography, and fertile soils offer all the attributes to create your dream ranch. The gently rolling terrain is scattered with oaks, mesquite, and an array of highly nutritious brush species. Wet weather Lagarto Creek meanders through the middle of the property. The ranch offers two older homes, two water wells, cattle pens, and a barn. Wildlife includes whitetail deer, quail, dove, and feral hogs.

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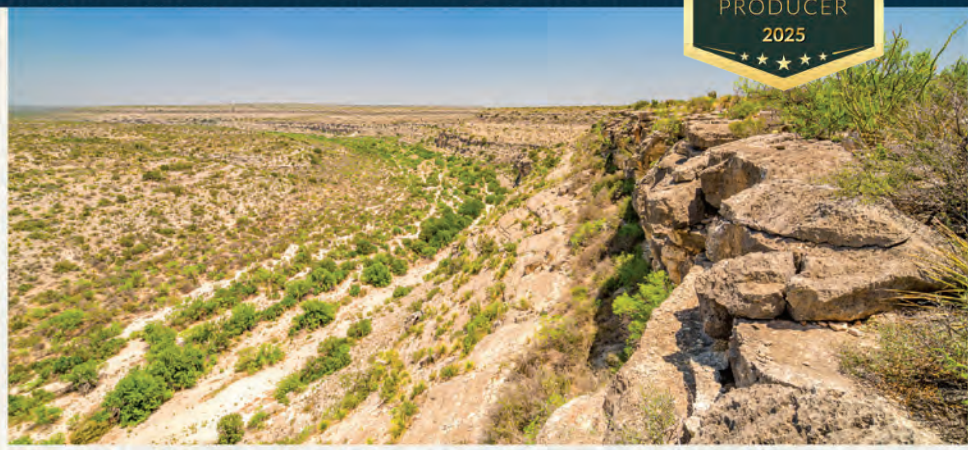
Big Canyon Ranch

7,680± ACRES / WEST TEXAS / TERRELL COUNTY

★ ★

Big Canyon Ranch encompasses 7,680± acres northeast of Dryden, TX. The expansive West Texas legacy ranch features rugged canyons, diverse desert flora, and abundant wildlife. Three water wells with an extensive distribution system support a long-running livestock operation with pens, traps, and capacity for 85 mother cows, plus 1,000 sheep or goats. Free-range hunting includes whitetail, turkey, dove, quail, and occasional mule deer and aoudad.



Crown Valley Ranch

851± ACRES / TEXAS HILL COUNTRY / KIMBLE COUNTY

★ ★

Crown Valley Ranch spans 851± acres in the Hill Country, with a three-bed, three-and-one-half-bath ranch home; two water wells, sweeping valleys, seasonal creeks, and nearly 100 feet of elevation change. High-fenced and MLD-managed, it's stocked with enhanced whitetail genetics, a wide mix of exotics, restored native grasses, quality blinds, feeders, and turnkey infrastructure—ready for recreation, ranching, or a legacy investment!

Cinco Lakes Ranch

771± ACRES / CENTRAL TEXAS / HAMILTON COUNTY

★ ★

Cinco Lakes Ranch spans 771± acres near Purmela, TX. The turnkey cattle, hunting, and recreation ranch features two primary lakes, three smaller ponds, 3,600± feet of year-round creek frontage, over 100 feet of elevation change, rolling pastures, hardwood cover, three wells, a multi-county water meter, multiple residences, a large metal building with apartment, barns, piped working pens, and abundant wildlife.

Sabinas Creek Ranch

396± ACRES / TEXAS HILL COUNTRY / KENDALL COUNTY

★ ★

Sabinas Creek Ranch is a premier 396±-acre Hill Country property located just 8.5 miles from downtown Boerne. It features over 4,000 feet of Sabinas Creek, a four-bedroom main home, guest house, horse barn with paddocks, additional barns, fertile hayfields, dramatic bluffs, and abundant wildlife—an ideal blend of recreation, ranching, and refined country living.

Vista Springs Ranch

857± ACRES / TEXAS HILL COUNTRY / REAL COUNTY

★ ★

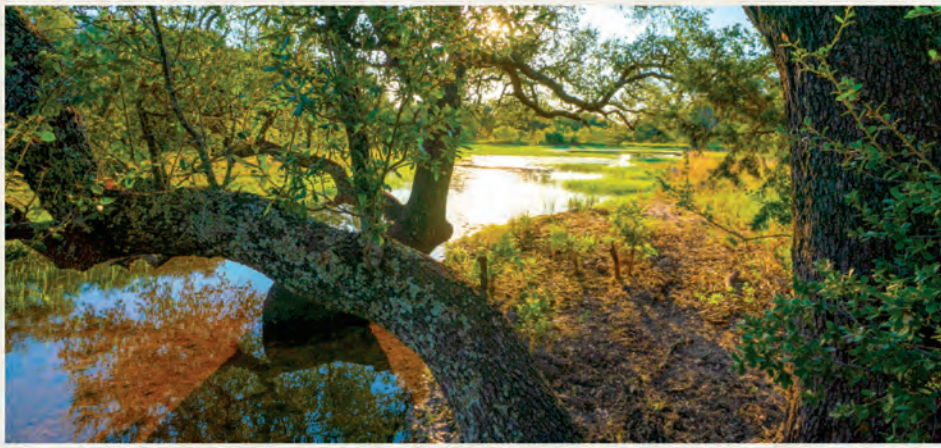
Vista Springs Ranch spans 857± acres in the Nueces River Canyon near Vance, TX, and offers privacy, recreation, and year-round hunting opportunities. It features high fencing, multiple live-water springs, complex caves, mystic bluffs, productive meadows with rich soils, 520 feet of elevation change with panoramic 360-degree views, hardwood-studded terrain, excellent road access, power, and abundant native and exotic wildlife.

Comanche Draw Ranch

824± ACRES / CENTRAL TEXAS / SAN SABA COUNTY

★ ★

Comanche Draw Ranch encompasses 824± acres in San Saba County and is an ideal blend of recreation and ranching. It features rolling Hill Country terrain, exceptional water resources with ponds, wells, seasonal creek, proven MLD Level III wildlife management, trophy whitetail and abundant game, partial high fencing, and prime build sites.



Paloma Grande Ranch

571± ACRES / CENTRAL TEXAS / UVALDE COUNTY

★ ★

Paloma Grande Ranch spans 571± acres just 1.5 miles southwest of Sabinal in Uvalde County. It features 140± acres of cultivated sesame fields, 430± acres of native South Texas brush, two ponds, two productive wells including a high-volume Edwards Aquifer well, excellent dove and quail habitat, strong whitetail hunting, cross-fencing, and paved road frontage—an ideal blend of bird hunting, ranching, grazing, and recreation, located just over an hour from San Antonio!

Lago Vista Ranch

246± ACRES / TEXAS HILL COUNTRY / HAYS COUNTY

★ ★

Lago Vista Ranch spans 246± acres between Dripping Springs and Wimberley, featuring a spring-fed, 2.5±-acre lake over 30 feet deep; live-water frontage on South Onion Creek, two stock tanks, 140 feet of elevation change with panoramic views, historic stone walls and stagecoach stop, fertile pastures, and unmatched paved-road access. This is an unrestricted, ag-exempt Hill Country property ideal for development, recreation, or a private legacy estate.

TEXAS LANDMEN

Duck Lake Ranch

227± ACRES / SOUTHEAST TEXAS / POLK COUNTY

★ ★

Spans 227± acres near Moscow, TX, featuring 6,000± feet of both sides of McManus Creek, a 3.5-acre lake, a half-acre flooded timber duck hole, a three-bed, three-bath main home with bunk room; a one-bed, one-bath barndominium with shop and meat room, and abundant Whitetail, hogs, and waterfowl—an East Texas retreat ideal for hunting, recreation, and country living.

Burr Oak Creek Ranch

134± ACRES / TEXAS HILL COUNTRY / KERR COUNTY

★ ★

Burr Oak Creek Ranch is an extraordinary Hill Country retreat with year-round water and prime recreational appeal, spanning 134.31 acres between Fredericksburg and Kerrville. It features 3,400± feet of a live-water creek, a 2,100±-foot spring-fed ravine, dramatic 120-foot elevation changes with bluff views, fertile bottomland, hardwood cover, and abundant native and exotic wildlife.

The Estate on Cypress Creek

96± ACRES / TEXAS HILL COUNTRY / KERR COUNTY

★ ★

This ideal Hill Country retreat for ranching, recreation, and refined country living spans 96.7 acres near Comfort, TX. It features over 1,200 feet of live-water creek, a 4,000±-square-foot custom home, horse barn with apartment, equipment barn, two water wells, fertile pastures, a stocked lake, and abundant wildlife.

Boerne Ridge Estate

55± ACRES / TEXAS HILL COUNTRY / KENDALL COUNTY

★ ★

This elevated Hill Country retreat spans 55 acres—just three miles from Boerne and 30 miles from San Antonio—and boasts a 3,600±-square-foot, five-bed, three-and-one-half bath home design by Israel Pena with panoramic 20-mile views. Additional features include a 2,000± square foot, three-bed, two-and-one-half-bath, dome-style guesthouse with concrete-walled basement; landscaped grounds, chicken house, cross-fencing, a 200-yard shooting range, abundant wildlife, and offers potential for a 1.5-acre lake.

Llano River Ranch

186± ACRES / TEXAS HILL COUNTRY / MASON COUNTY

★ ★

The Llano River Ranch spans 186.75 acres between Mason and Llano, and boasts over 2,500 feet of pristine Llano River frontage, 1,000 feet on both sides of Twelve Mile Creek, a spring, pond, productive coastal field, oak-studded hills, granite outcroppings, and rich wildlife. This is an extraordinary live-water Hill Country property with historic character and recreational appeal.

East View Ranch

117± ACRES / CENTRAL TEXAS / MEDINA COUNTY

★ ★

Spanning 117± acres near Hondo and Bandera, the ranch features 67± high-fenced acres for exotics like axis and nilgai, as well as low-fenced improved pastures for whitetail and turkey. It includes two stock tanks, a 2,067±-square-foot, three-bed, two-and-one-half-bath modern farmhouse; a one-bed guest cabin, a gazebo with outdoor kitchen and attached casita, a large pole barn, and a strong water well. It is an ideal Central Texas retreat for hunting, entertaining, and family living, just 45 minutes from San Antonio!

Blue Frio River Ranch

70± ACRES / TEXAS HILL COUNTRY / REAL COUNTY

★ ★

Blue Frio River Ranch spans 70± acres just north of Leakey, featuring over 1,000 feet of both sides of the crystal-clear West Frio River, spring-fed seeps, fertile bottomland, mature pecans and oaks, a three-bed, two-bath ranch home; horse barn, guest suite, two water wells, and abundant native and exotic wildlife. It is an exceptional turnkey, live-water retreat in the heart of the Frio Canyon.

Cypress Bend Ranch

43± ACRES / TEXAS HILL COUNTRY / KENDALL COUNTY

★ ★

Cypress Bend Ranch is an exceptional live-water Hill Country retreat with comfort, productivity, and timeless riverfront beauty, spanning 43± acres just outside Boerne. In addition to the custom 2,539±-square-foot, three-bed, two-bath home—built in 2019—it boasts 800± feet of pristine Guadalupe River frontage shaded by ancient cypress trees, fertile irrigated fields, workshop, orchard, gardens, high fencing, and abundant wildlife.

Land.com LAND STAR TOP PRODUCER 2025

FOSTER
Farm & Ranch
Real Estate

4 PEAKS RIVER RANCH

This expansive property offers an unrivaled opportunity to own an untouched river retreat with boundless potential. Fronting the scenic Bear Creek Road with two separate entrances, 4 Peaks River Ranch captivates with nearly a combined two miles of pristine Guadalupe River frontage. This ever-changing river setting is ideal for kayaking, canoeing, swimming, and fishing. Two serene ponds further enrich the habitat by providing essential drinking water for wildlife. $20,700,000

345± ACRES IN KERR COUNTY • PROPERTY ID: 22778598

ATASCOSA CO. 380

The Atascosa Co. 380 is one of the state's largest organic fruit and vegetable greenhouse farming operations. The turn-key production facilities and three established distribution chains to statewide grocers make this an extremely rare, income-producing property. $7,998,000

380± ACRES IN ATASCOSA COUNTY • PROPERTY ID: 18606203

SAN ISIDRO RANCH

Located between La Gloria and Rio Grande City with huge mesquite trees, virgin brush, large neighbors, a great native deer herd and Axis deer inside a high fence. It has easy access as the property has frontage on Alaniz Road. $995,000

186± ACRES IN STARR COUNTY • PROPERTY ID: 23668389

SWEET 16 RANCH

Located just 8 miles from Hallettsville, the property is surrounded on three sides by approximately 2.5 miles of the Navidad River and Mixon Creek, featuring big oaks, over 500 pecan trees, and open, improved and irrigated pastures. The Main house is 3,465 square feet, completed in 2023, and has four bedrooms and four-and-a-half baths. $4,250,000

228± ACRES IN LAVACA COUNTY • PROPERTY ID: 24461967

ARROWHEAD 1635

Discover the unparalleled opportunity to own the prestigious Arrowhead Ranch, a sprawling expanse of premier South Texas land offering endless potential. This expansive tract boasts a perfect blend of breathtaking natural beauty, diverse terrain and unrivaled privacy. The Arrowhead Ranch paints an ideal canvas for ranching, hunting, recreation or a private retreat. $7,480,125

1,635± ACRES IN HIDALGO COUNTY • PROPERTY ID: 23883727

SANDY CREEK RANCH

This 145-acre property is ideally located just 23 miles from the new Samsung chip plant under construction in Taylor, Texas, offering excellent investment potential and commuting convenience. It also sits just a few miles from the upcoming Sandow Ranch Resorts development, adding to the area's future growth and appeal. $2,170,000

145± ACRES IN MILAM COUNTY • PROPERTY ID: 23736132

CJC RANCH

Conveniently positioned about 50 minutes from San Antonio and less than 20 minutes from Hondo, this South Texas property is both a practical cattle operation and an exceptional recreational getaway. Known for hunting, the ranch supports strong populations of native wildlife and has never been overhunted. $1,700,000

267± ACRES IN MEDINA COUNTY • PROPERTY ID: 25042745

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FOSTER
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Real Estate

TECOMATE RANCH

The renowned Tecomate Ranch is synonymous with trophy South Texas whitetails. This part of the Rio Grande Valley is known for its rich, fertile sandy loam soils and this property already has several food plots cleared and fenced off for growing summer and winter food plots such as lab lab and ryegrass or oats. Arrowheads and other Native American artifacts have been found on the ranch, plus there is an old hand dug well, 25 feet deep by 6 feet across, that is a unique historical feature. $6,192,800

2,158± ACRES IN STARR COUNTY • PROPERTY ID: 21676040

BAR 30 RANCH

Situated at the base of the 1,814-foot Smith Mountain, Bar 30 Ranch offers 30± acres of highly desirable Hill Country terrain. The property features a commanding landscape with outstanding views, making it well-suited for a scenic homesite or recreational use and a wet-weather pond, adding a natural water source that enhances the land's character and wildlife habitat. $720,000

30± ACRES IN GILLESPIE COUNTY • PROPERTY ID: 23838193

VILLA NUEVA RANCH

Villa Nueva Ranch is a 340 acre property located just south of Hwy 90 along CR 303 in Uvalde County. The ranch offers a good balance of cattle and hunting opportunities, combined with a comfortable home and useful improvements. Its location and mix of farmland, brush, and native habitat make it a versatile place for both wildlife and recreation. $2,340,000

340± ACRES IN UVALDE COUNTY • PROPERTY ID: 24602177

55 FARM

This Medina County farm is currently leased and holds an agricultural exemption. The property features fertile soil that supports consistent production of corn, milo, wheat, and oats. Its currently farmed by a local tenant who has maintained the land well. In addition to crop income, the farm also has active oil production. $660,000

55± ACRES IN MEDINA COUNTY • PROPERTY ID: 23560779

UVALDE CO. 10

Stunning 10-acre estate minutes from Concan and the Frio River. Welcome to your dream retreat on the edge of the scenic Texas Hill Country and South Texas! This breathtaking property offers a blend of privacy, luxury and country living. $1,100,000

10± ACRES IN UVALDE COUNTY • PROPERTY ID: 25135422

SWINGING 46 RANCH

Located 19 miles north of Hondo off FM 462, the Swinging 46 Ranch offers 94 acres in the quiet and peaceful Hill Country. Set within the Brown Ranch gated subdivision, this property provides an excellent opportunity for anyone looking to enjoy the outdoors, build a home or invest in land. $822,500

94± ACRES IN KENDALL COUNTY • PROPERTY ID: 23307300

FRIO RIVER RANCH

An outdoorsman's paradise featuring over one mile of frontage along the Frio River. The fencing is well-maintained, and seven brush strips have been added to the pasture, providing forage for both wildlife and livestock. Wildlife is abundant, offering excellent hunting opportunities. $5,032,500

915± ACRES IN FRIO COUNTY • PROPERTY ID: 21819741

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TEXAS RANCHES FOR SALE

LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE

DRAGOO DRAW RANCH

11,610± Acres in Sutton County | Property ID: 21763072 | $28,950,000

Ultimate privacy and superior stewardship! This extraordinary Texas ranch delivers unmatched seclusion, breathtaking views and premier improvements—including a grand 4,000± square-foot main home, foreman's and hunter's houses, barns and sheds. Thoughtfully managed and rich with potential, it's a rare opportunity to own a true legacy property built for adventure, comfort and lasting value.

NORTH CREEK RANCH

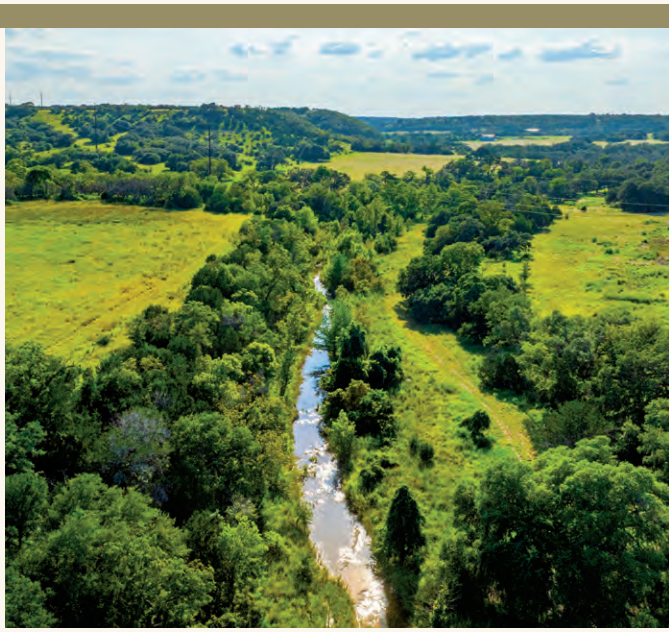
342± Acres in Kendall County | Property ID: 24313763 | $7,850,000

New on the market! A rare opportunity in the Texas Hill Country—North Creek Ranch spans 342± acres just minutes from Comfort, offering an exceptional blend of creek frontage, elevated views and gently rolling terrain. With over 4,340± feet of North Creek frontage, sweeping vistas and extensive road access, this is a premier property in a highly desirable Hill Country location.

LOST CREEK RANCH

372± Acres in Kerr County | Property ID: 24207549 | $7,400,000

Featured property—This expansive ranch offers a blend of natural beauty, privacy, and modern comfort, making it an ideal retreat or permanent residence. With impressive elevations, ranging from 1,640± to 1,920± feet above sea level, the property boasts breathtaking 360° views of the surrounding landscape. The ranch features a charming, remodeled rock ranch house, abundant native wildlife and a Cherry Creek tributary with dammed sections. Contact the Listing Broker for possible property splits.



NORCO RANCH WEST

200± Acres in Kendall County | Property ID: 24700187 | $5,600,000

New listing—Norco Ranch West is a pristine river property located near the headwaters of the Blanco River, fronting on RM 1888 midway between Luckenbach and Blanco, and is just 20± minutes from the bustling town of Fredericksburg. Diverse natural features are abundant, including clean fields, towering ridges, lush hardwoods, and exquisite grottos. The river ownership includes almost a quarter mile of both sides of the clear flowing stream, which is lined with cypress, monster oak, and riparian vegetation. Small holes, riffles, falls, and even dinosaur tracks are features of this charming body of water.

TexasRanchesForSale.com | Ken Hoerster, Broker

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TEXAS RANCHES FOR SALE

LIVE WATER | HUNTING | LEGACY | HOMES ON ACREAGE

WEDDING OAK WINERY AND VINEYARD

115± Acres in San Saba County | Property ID: 23178410 | $5,499,950

Live water, homestead vineyards and Hill Country wines! Wedding Oak Winery is a cornerstone of San Saba's revitalization—where premier Texas wines meet natural beauty. Spanning 115± acres, this remarkable property features a charming main home, guest house, 4.5± acres of producing vineyard and 2,100± feet of live water on both sides of Cherokee Creek. With a dedication to 100 percent Texas-grown wines from the Hill Country to the High Plains, Wedding Oak is a rare opportunity to own a celebrated piece of Texas wine country.

TWIN MOUNTAIN RANCH

84.843± Acres in Kendall County | Property ID: 22697591 | $2,600,000

Price improvement—Serene Hill Country living with unmatched views! Twin Mountain Ranch offers the ideal mix of comfort and scenery. A paved drive leads to the stunning 4,016± square-foot home, perfectly positioned for sweeping 360° Hill Country views. Enjoy a sparkling pool, detached garage and multi-use barn—your dream ranch retreat awaits!

522 RANCH

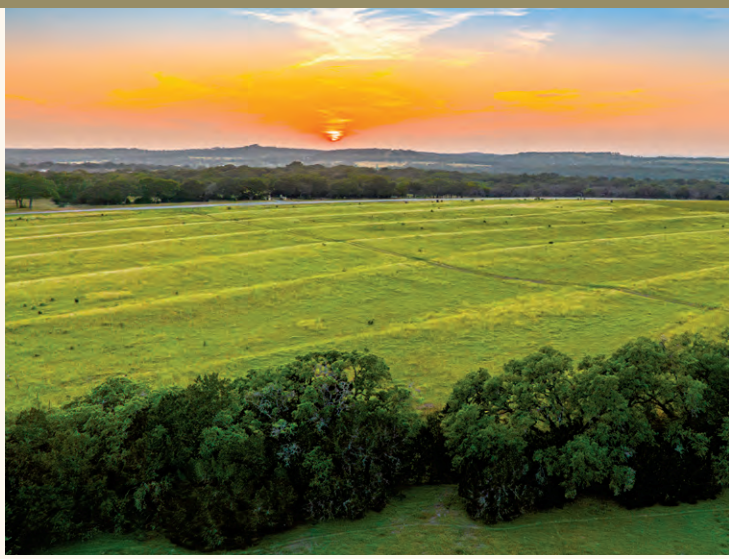
522± Acres in Real County
Property ID: 24268479 | $2,475,000

Just listed—522± acres of raw Hill Country hunter's dream! Discover 522 Ranch in the heart of scenic Real County—an expansive, untamed landscape built for adventure, hunting and long-term vision. With rugged terrain, strong water infrastructure and thriving wildlife, this premier property is the ultimate escape for outdoor enthusiasts or investors seeking a true slice of Texas Hill Country.

LOST CREEK RANCH SOUTH

290± Acres in Kerr County
Property ID: 23280491 | $6,250,000

Newly reduced—A must-see Hill Country gem! This breathtaking estate blends natural beauty, peace, and modern comfort. With elevations from 1,620' to 1,920', enjoy sweeping panoramic views in every direction. A remodeled rock ranch home, thriving wildlife and a scenic Cherry Creek tributary with dammed sections add to its allure. An additional 82± acres with high fencing is also available with Lost Creek Ranch South!



THREE PEAKS RANCH

309± Acres in Kendall County | Property ID: 20672926 | $8,750,000

New price—Don't miss out! With soaring Hill Country views, this scenic ranch features rolling terrain, towering live oaks, pecans, mesquites and thriving native wildlife. A paved drive winds to the five-bedroom home atop the highest hill—complete with a covered porch and expansive deck, perfect for soaking in miles of breathtaking vistas.

TexasRanchesForSale.com | Ken Hoerster, Broker

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10± ACRE TRACTS IN BURNET COUNTY • PRICES STARTING AT $239,000

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UNMATCHED PERFORMANCE IN FARM AND RANCH SALES

FRIO COUNTY RANCH

Located in Northern Frio County is this hunter's paradise. With irrigated farmland to the north, as well as the thick brush along the San Miguel Creek bottom, this low-fenced ranch offers some of the best hunting in South Texas. As you enter this ranch, you are greeted with rolling, brush-covered hills, giving way to a hidden Frio County gem.

460± ACRES IN FRIO COUNTY • CONTACT FOR PRICE

RanchInvestments.com • Info@RanchInvestments.com

View All Properties: Land.com/member/168

RANCH INVESTMENTS SINCE 1982

Property ID: 23512588

MILLS COUNTY RETREAT

Welcome to your dream ranch in the heart of Texas! This 275 acre property in Mills County offers a perfect blend of natural beauty, functionality, and tranquility. A stunning rock ranch home featuring 4 bedrooms, 3 bathrooms, soaring ceilings, and a cozy wood-burning rock fireplace. Ranch includes 3 stock tanks and access to an 10± acre conservation lake, perfect for fishing and attracting local wildlife.

275± ACRES IN MILLS COUNTY

$2,200,000

Property ID: 22797077

SENDERA RIDGE RANCH

Beautiful property with numerous building sites to choose from. Located below Inks Lake on the Colorado River, just west of Buchanan Dam. A 48x40 horse barn; four 12x12 stalls, tack room, feed storage area, and wash rack. Nice tree coverage and open pasture for grazing livestock.

38.62 ACRE IN LLANO COUNTY

$1,200,000

John Ed Stepan, Principal • (800) 447-8604

UNMATCHED PERFORMANCE IN FARM AND RANCH SALES

QUITE TRACT OF COUNTRY LAND

This property is among the most picturesque tracts of land available in the area, offering an ideal location to construct a home on the bluff with serene long-distance views. Additionally, the large hardwoods provide several other attractive sites for a home or cabin. This tract offers ample space for biking, horseback riding or simply enjoying a peaceful walk in the country. The Lake Buchanan area is renowned for its unique bluffs and stunning terrain.

75.86± ACRES IN BURNET COUNTY

$1,972,360

Property ID: 23200326

ROLLING VALLEY RANCH

This ranch gives the buyer a chance to create a nice hunting, grazing, recreational or home site property. Located about 12 minutes west of the town of Goldthwaite off FM 574. The Colorado River runs just across the road from this ranch providing a great habitat for the wildlife that roam the area. The property is fenced and carries a current agricultural exemption for lower taxes.

222± ACRES IN MILLS COUNTY

$1,558,043

Property ID: 23270823

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RANCHO ZAYAS

503± ACRES IN WILLACY COUNTY

Nestled in one of the most tightly held land regions in the state, Rancho Zayas is a true hunter's paradise. Owned by the same family for more than 30 years, this 503± acre high-fenced ranch offers exceptional habitat teeming with whitetail deer, nilgai, and other native South Texas game. A large artesian-fed lake and natural water features draw an impressive variety of birds for which the area is famous. With extensive county road frontage and a location less than 15 miles north of the Harlingen Airport, the ranch combines privacy, accessibility, and heritage. Heavily wooded and rich in native brush, Rancho Zayas is a pristine blank slate—ready for the next owner's vision—all within a 20-minute drive of Harlingen.

This property is listed by John Lynd, Broker with Bluestem Ranch Group.

$3,772,500

John Lynd, Broker
830-446-6145 • John@BluestemRanchGroup.com

Land.com LAND STAR TOP PRODUCER 2025

COPANO RETREAT

A WATERFRONT HAVEN ON COPANO BAY

4.92± ACRES IN ARANSAS COUNTY

Nestled along the serene southern shores of Copano Bay, Copano Retreat is a remarkable 4.922-acre waterfront estate showcasing panoramic sunrise and sunset views. At its heart stands a stunning Lake Flato designed contemporary residence surrounded by charming vintage cottages, flexible gathering spaces, and exceptional outdoor amenities—all thoughtfully designed to blend coastal beauty with modern luxury.

Conveniently located just 3.5 hours from Austin, 2.5 hours from Houston and San Antonio, and less than an hour from Corpus Christi and Port Aransas, this rare property offers versatility as a private family estate, luxury rental compound, or corporate retreat.

This property is listed by John Lynd, Broker with Bluestem Ranch Group.

$2,650,000
ID: 25461628

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BIG SPRINGS RANCH

1,099± ACRES IN LAMPASAS COUNTY
$13,000,000

MILLER CREEK RANCH

643± ACRES IN BURNET COUNTY
$10,950,000 | PROPERTY ID: 21733592

RIVER RANCH

2,010± ACRES IN ZAVALA COUNTY
$10,900,000

10 LAKE RANCH

707± ACRES IN SAN SABA COUNTY
$8,800,000

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SIMMS CREEK 267 RANCH
267.34± ACRES IN LAMPASAS COUNTY
$3,165,000 | PROPERTY ID: 22685372

FLYING S 189 RANCH
188.9± ACRES IN BURNET COUNTY
$2,235,000 | PROPERTY ID: 24655373

1090 WILSON RANCH RD
77.15± ACRES IN BLANCO COUNTY
$1,998,000 | PROPERTY ID: 22786946

MASON RANCH
71± ACRES IN BURNET COUNTY
$1,925,000 | PROPERTY ID: 22005288

313 S. MAIN STREET, BURNET, TEXAS

View All Properties: Land.com/member/683

Pedernales River Frontage

220± acres in Johnson City, Blanco County
$6,600,000 • Property ID: 24830544

An exceptional opportunity to own 220± acres of pristine Hill Country land located less than 10 minutes from Johnson City. This live water property features over 1,400 feet of Pedernales River frontage, where natural rock walls line the banks, providing both beauty and privacy. This is truly a rare riverfront offering in one of the most sought-after areas of the Texas Hill Country.

Gillespie County Ranch

397.23± acres in Harper, Gillespie County
$3,890,000 • Property ID: 23745555

Offered for the first time in 50 years, this legacy ranch presents a rare opportunity to own 397.23 unrestricted acres at the Gillespie/Kerr County line, just outside the charming town of Harper, Texas. Whether you're seeking a private family retreat, recreational haven, or prime development potential, this diverse and scenic property delivers. The seasonal Klein Branch Creek meanders through the ranch, enhancing its beauty and wildlife appeal.

RODNEY TOPPER
Owner/Realtor
830-385-9658 • Rodney@TopperRealEstate.net

Blanco County Ranch

134.48± acres in Johnson City, Blanco County
$3,695,000 • Property ID: 25207976

Welcome to the 134± unrestricted acres of manicured perfection in the heart of the Texas Hill Country. This premier ranch offers an exceptional blend of upscale equestrian amenities, stunning natural beauty and outstanding development potential. Designed for serious horse enthusiasts, the ranch includes a lighted equestrian arena, purpose-built for team roping and ideal for a range of riding disciplines.

Burnet County Ranch

103.11± acres in Marble Falls, Burnet County
$2,999,995 • Property ID: 25043259

Located in one of the most highly sought-after areas in Central Texas, this Hill Country gem offers unmatched potential for development, investment, or a legacy homestead. Fully perimeter fenced with an existing set of cattle pens and a water well already in place. The remainder is a blank canvas dotted with towering oak trees, a variety of native hardwoods, and sweeping Hill Country views, offering a perfect blend of natural beauty and usability.

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Double R Ranch

84.09± Acres in Madison County
Midway, Texas
$1,900,000 • Property ID: 25151945

This Highly Visible Prime Madison County Ranch offers three sides of road frontage with three separate homes on improved pastures, providing varying scenarios for full-time residential living, guest quarters, recreation, agriculture, and livestock, investment, and/or development ventures. Improvements to the property include three homes: the main home is a brick 4/3 with a detached two-car garage, an additional 2/1.5 brick house, and a 2/2 frame home. This combination provides immediate usability, along with additional amenities and stunning views, offering long-term potential for a custom estate. The 84.09± Acre Property boasts a diverse landscape with varied elevations, featuring an array of mature trees that provide both beauty and protection for livestock and wildlife. The sloped terrain features approximately 90 percent open space, with well-maintained infrastructure. There are two ponds, a barn, perimeter fencing, and a water well that services the three homes. From the expansive outdoor areas to the well-placed livestock facilities, every aspect of this ranch has been tailored for functionality, enjoyment, and future expansion. Located just outside of Madisonville in Madison County, the ranch is easily accessible from I-45, the Houston-Dallas Corridor, one of the fastest-growing economic hubs in the country. This area has a deep-rooted agricultural legacy and is seeing steady growth in development and agribusiness demand, driven by increased commodity consumption, urban expansion, and investor interest in the area. ML# 25010697

Freestone County

69.32± Acres in Freestone County
Streetman, Texas
$433,250 • Property ID: 25093834

Beautiful East Texas acreage with rolling topography, located just 15 minutes from Fairfield and 40 minutes from Corsicana, offers a mix of open pasture and mature, native trees, providing both privacy and versatility. This 69.32-acre property showcases approximately 1,685 feet of paved road frontage on Hwy 75 north in Fairfield, Texas. Presenting approximately 90 percent open and 10 percent wooded, the property features amenities including two ponds, a perimeter fence, some cross fencing, an old barn and Caney Creek that crosses the property. Currently under an Agricultural Exemption for cattle, with community water and electricity nearby. The buyer should confirm their ability to access these services. No known deed restrictions give you the freedom to recreate, farm/ranch, hunt or develop. Whether you are looking for a weekend retreat or a place to lay down roots, this peaceful property is full of potential. ML# 87897151

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Horsethief Division - Tract 3

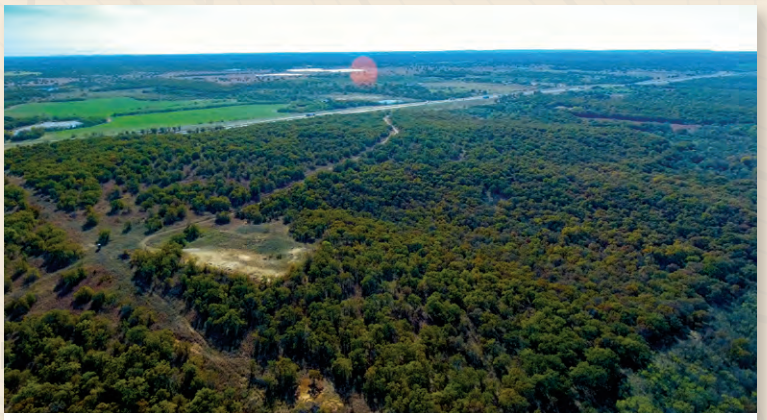
Valley County, Idaho

9.782± ACRES • PROPERTY ID: 18335200

Diamond-EV Ranch

Rosebud County, Montana

34,365.8± ACRES • PROPERTY ID: 21326382



100± Acres on I-20

Eastland County, Texas

100± ACRES • PROPERTY ID: 12952550

Whitehorse Ranch

Boise County, Idaho

857.69± ACRES • PROPERTY ID: 22982586

Deep Creek Ranch – Parcel 2

Valley County, Idaho

108.941± ACRES • PROPERTY ID: 24091724

40± Acres on CR 240/254

Eastland County, Texas

40± ACRES • PROPERTY ID: 14066495

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Additional off market large properties available, please contact us for more information.

Taylor Development Property

Land south of Taylor near Samsung but outside the ETJ maximizes development options while minimizing development time and cost. Currently used for cattle and row crop farming. Improvements include selective fencing, several stock tanks, working pens, a barn and a brick home. Fronts CR 406 with access to CR 405. Additional acreage is available. Call for more details and price.

163.36± ACRES IN WILLIAMSON COUNTY

Property ID: 18155412 | Call for Price

Taylor Development Property

Ideally suited property for development outside the ETJ near the Taylor Samsung plant. Frontage on two paved county roads contributes to about a half mile of options for ingress and egress to this agriculture tax-exempt property. Improvements include a brick home on concrete piers and steel I-beams with about 3,150 square feet under roof, a barn with about 10,000 square feet under roof, two sheds with about 3,200 square feet total under roof, and half acre pond.

69.34± ACRES IN WILLIAMSON COUNTY

Property ID: 16734960 | Call for Price

66 Acres in Kenedy

Development opportunity on about 66 acres with frontage on FM 1145 (Flax Plant Road) and Highway 181. Access to utilities. Will divide. You're not going to find a better deal in Kenedy.

66± ACRES IN KARNES COUNTY

Property ID: 1754872 | $840,000

Jim Fuchs, Broker
C. 210-413-3939 | O. 210-901-1000
info@landinvestex.com
200 Northcrest Drive, San Antonio, Texas 78213

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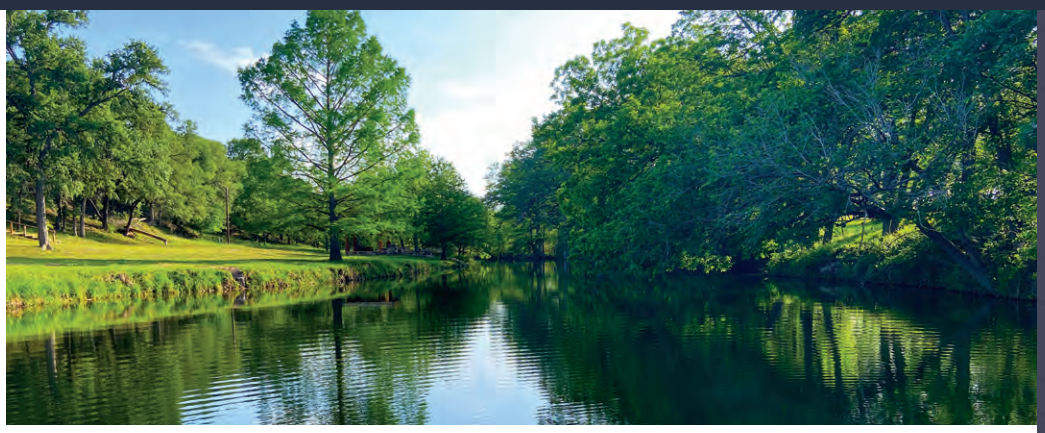

TURTLE CREEK ESTATE

22± Acres in Kerr County

22.4 acres, five miles from Kerrville, Texas, with gorgeous Cypress-lined Turtle Creek with a dam and small lake for fishing and swimming. Very nice new rock home over 4,700± square-foot, 8,400 square-foot metal building, and many more amenities. A super nice live water estate only five minutes from Kerrville. Mark Meek, Broker.

$2,695,000 • Property ID: 17127367

BAR H RANCH

240.41± Acres in Edwards County

The perfect retreat for family, recreation or premier hunting. Surrounded by large neighboring ranches, it offers exceptional privacy while still boasting over 5,000 feet of highway frontage for easy access. The ranch is home to Axis, Blackbuck, Whitetail and Turkey, thriving in diverse habitat of oak, shin oak and cedar. A large private lake serves as a focal point, attracting game and providing recreation such as fishing, kayaking and relaxing by the water. Dylan Warren, Agent.

$1,649,999 • Property ID: 24562236

HIGH FENCE FALLOW MOUNT RANCH

81± Acres in Kerr County

The High Fence Fallow Mount Ranch offers a great escape from the city with hill country views, fertile soil in the deep valley, paved road frontage, loaded with Live Oaks and high-quality game animals. Unmatched free-range hunting for exotics and native species gives a quality year-round hunting experience. This is excellent recreational, ranching or hunting property with easy access off of the intersection of 83 and 41. Caleb Rightmer, Agent.

$849,950 • Property ID: 21977360

WHITETAIL DRAW RANCH

71± Acres in Kerr County

The Whitetail Draw Ranch offers 71± acres of lush, rolling hill country, with 6,500 feet of new high-fencing, new 20 GPM water well, and electricity metered on site. Located in the heart of the Divide country, the 71 acres is easily accessible from all directions, with a private entry and access road. Typical of this location, flourishing live oaks and shin oak line the ranch, with some cedar left standing for additional cover for game animals. Relatively gentle for the area, the ranch is suitable for hunting, recreation and full time living. Just a 35-minute drive from Kerrville, 30 minutes from Junction, and 25 minutes from Leakey, this ranch will not last long. Marshall Burford, Broker-Assoc.

$799,950 • Property ID: 21977914

THE SUNSET RIDGE RANCH

170± Acres in Edwards County

The Sunset Ridge Ranch features 170± acres with a furnished one-bedroom/one-bathroom cabin perched at one of the highest points on the ranch and a large covered porch that overlooks breathtaking views for miles. The property already has several different hunting locations set up with feeders and blinds. A rain catchment system is in place with 2,500 gallon and 305 gallon storage tanks. Power on the property by the house and storage shed. Caleb Rightmer, Agent.

$699,950 • Property ID: 22776589

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SHIPLEY RIVER RANCH

Coryell County, Texas

466.52± Acres | $10,490,000

Nestled within the picturesque ranchlands of Jonesboro, Texas, Shipley River Ranch is a distinguished 466-acre estate offering a harmonious blend of natural beauty, rich ranching heritage, and convenient access to key Texas metros including Waco, Dallas, and Austin. Since its acquisition in 2005, this historic property has served as a cherished family retreat—an enduring sanctuary where generations have gathered to raise cattle, farm, hunt, hike, swim, and uncover arrowheads amid a landscape steeped in history and tradition. Atop its rolling hills stands a lovingly restored early 1800s two-story stone stagecoach stop, a rare testament to the region's storied past.! *Property ID: 24440036*

BOSQUE RIVER PLACE

Bosque County, Texas

25.32± Acres | $2,250,000

25 acres on the Bosque River in Meridian, Texas. A rare blend of natural beauty and refined living. Just minutes north of charming Meridian, Texas, this 25-acre Bosque River retreat captures the heart from the moment you arrive. Crossing a classic stone bridge, you're welcomed by a picturesque drive through a 13 acre charming cornfieldan introduction to the serenity and beauty that define this remarkable property. Tucked gently into a wooded incline beyond the field, the main residence is surrounded by majestic Oak, Elm, Pecan and Mesquite trees with a touch of native cedar. The list of features of the main home are extensive! *Property ID: 25077196*

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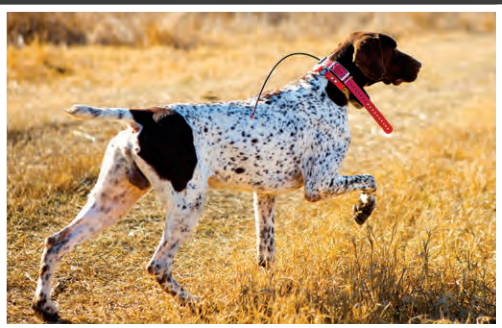

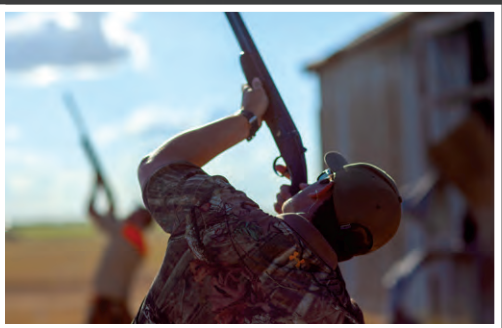

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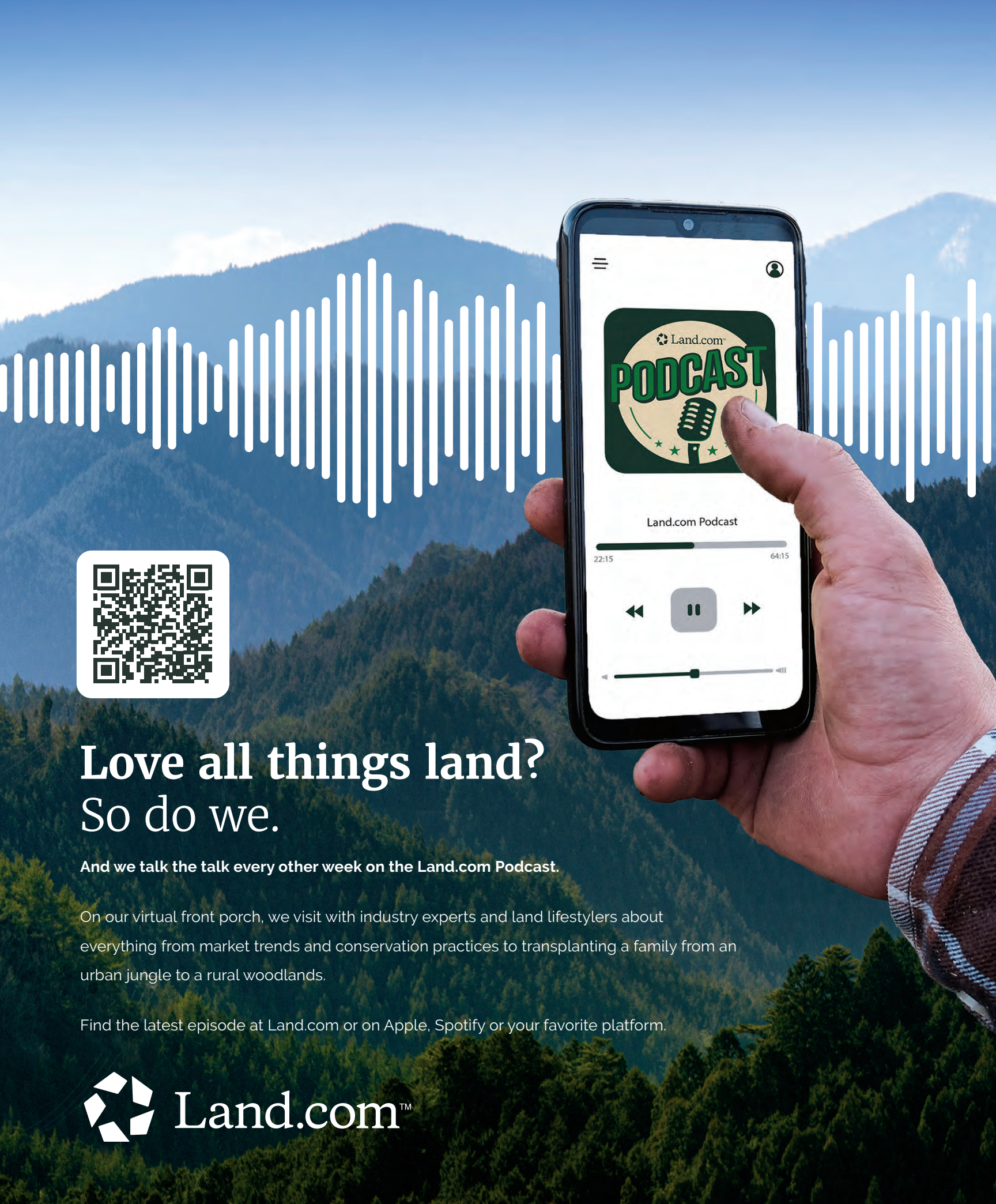

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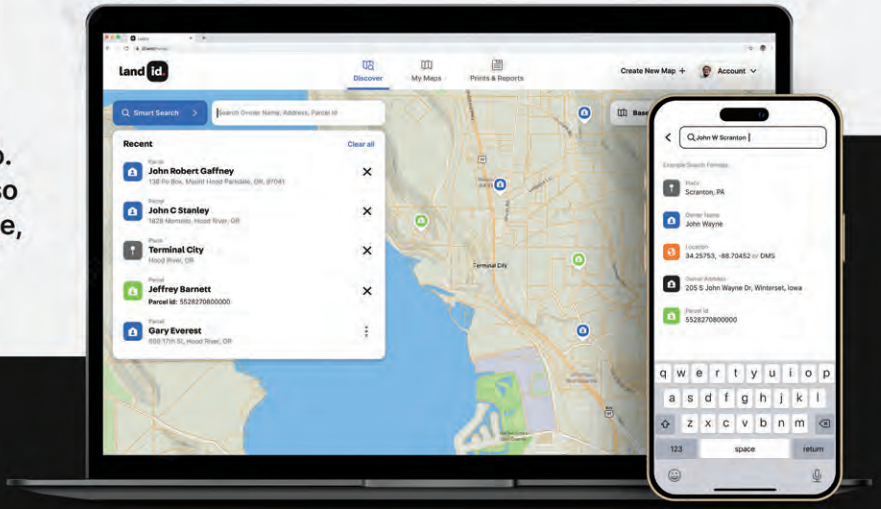
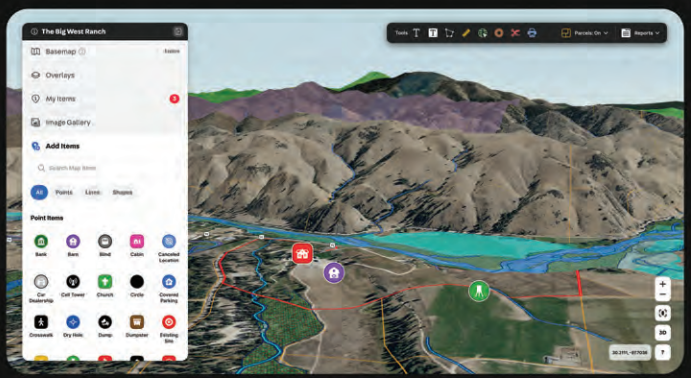


Map it.

MAP CREATION

Ditch the hassle of static PDFs and discover the power of dynamic, interactive property maps that showcase every aspect of your land.



Show it.

SHARE & EMBED

With just a few clicks, you can share the full potential of branded property maps with your colleagues, customers and more via the web, email, text and more.

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